

1.1 Project Description, Location and Environmental Setting

Final EIR Introduction:

The project description has been modified subsequent to the public review of the February 2005 Draft EIR and the April 2008 Revised Draft EIR as follows:

1. Reference to the previously proposed 260,000-gallon water storage tank has been revised to a 650,000-gallon tank (expandable to 800,000 gallons) based on the updated Water System Evaluation (RMWD, 2009).
2. This section has been annotated to indicate where project features would be modified or eliminated with implementation of Reduced Project Alternative I (see Final EIR Introduction).
3. Reference has been added to the large-scale fold-out plan of Reduced Alternative I that is provided in Attachment A of the Final EIR.
4. Section 1.1.1.2. Major Use Permit Conditions has been updated to be consistent with the Form of Decision.
5. Section 1.3.1 Matrix of Project Approvals/Permits has been amended to include additional actions associated with LAFCO annexation for water service for a portion of the site.

The existing Salvation Army Divisional Camp and Retreat is situated on 578 acres located in the southwestern portion of the Ramona Community Planning Area. The existing campground is owned and operated by the Salvation Army, a charitable organization, which purchased the property from the First Presbyterian Church of San Diego in 1997. The current facility has functioned as a camp and retreat center for several decades under existing County Major Use Permit (MUP) P70-379 issued in 1970 and P70-379W1 issued in 1976. The existing buildings at the camp total 33,570 square feet. A large-scale (fold-out) plot plan, which shows existing and proposed facilities, is provided as Attachment A to this Final EIR. This plot plan shows the proposed configuration of Reduced Project Alternative I.

The project site is located at 14488 Mussey Grade Road in the Ramona Community Planning Area, in central San Diego County (Figures 1-1 and 1-2). The property is situated on the western side of Mussey Grade Road, south of State Route 67 (SR-67) and north of the San Vicente Reservoir. It is located in portions of Section 6, Township 14 South, Range 1 West; and Sections 1 and 12, Township 14 South, Range 1 East; San Vicente Reservoir 7.5-Minute USGS Quadrangle, San Bernardino Base Meridian (Figure 1-3).

1.1.1 Project Description

The Salvation Army, since its acquisition of the Sierra del Mar site, has redesigned the project and has reduced the scope of the project on five separate occasions. The Project History Matrix (Table 1-1) outlines the historical context by which the project was reduced (i.e. 25 percent population reduction) and revised over the past three years since the project application was originally filed with the County of San Diego Department of Planning and Land Use. The camp was originally planned to have a maximum capacity of

1,000 persons, more buildings than are now planned, a different building configuration, different water supply, a pack bed filter wastewater treatment system, and RV Park, and remote camping improvement and expansion.

The proposed project is envisioned as a low-density, high-quality camping facility. ~~Under the Plan, The~~ development will occur in clusters, thereby minimizing landform alteration and disturbance to natural habitat and allowing the vast majority of the site to remain undeveloped. At the end of the 20-year expansion ~~under the Applicant's Preferred Project~~, the camp will accommodate up to a maximum capacity of 748 people (i.e., users, staff and other support personnel). The size of the proposed new buildings totals 190,750 square feet. Therefore, under the Applicant's Preferred Project, the existing and new buildings would total approximately 224,320 square feet. (Note: under Reduced Project Alternative I, the maximum camp population would be 615, and the new buildings would total approximately 174,050 square feet. Therefore, under Reduced Project Alternative I, the existing and new buildings would total approximately 207,620 square feet). Table 1-2 provides a summary of square footage for proposed facilities.

The proposed project will include the major components described below, as illustrated in Figures 1-4 through 1-11. The identification number for each component described below corresponds to the legend in Figure 1-4.

Cabin Camp (Site Plan, Area #10). This component expands the existing five masonry cabins to a total of 12 cabins. Toilets and showers will be included in each of the cabins. In addition, a building for arts and crafts with separate rest rooms is proposed. At buildout, this component will be approximately 45,000 s.f. (including the existing five cabins) with a maximum capacity of approximately 234 people. The existing uses of camping and activities in a cabin environment for children, young adults, women's and men's groups, seniors, and/or couples groups will be continued and expanded ~~upon~~. Areas directly surrounding the new cabins will feature native landscaping consisting of oak and sycamore species.

Tent Camp (Site Plan, Area #18). The Tent Camp component expands and relocates six more permanent dome-shaped tent-like structures ("yurts") to a total of ten. In addition, a toilet/shower building for this area is proposed. An outdoor meeting area made of wood logs for seating is also planned. The final buildout of this component will be approximately 7,500 s.f. with a maximum capacity of approximately 90 people. (Note: the Tent Camp would be eliminated under Reduced Project Alternative I.)

Nature Study/Educational Camp (Site Plan, Areas #17 and #22). Though the study of nature will be a component of the camp as a whole, the Nature Study/Educational Camp will focus on ecological education. In this area, campers will stay in cabins and use nearby classrooms and the adjacent natural areas to learn about the surrounding environment. An eventual buildout of nine cabins with toilets and showers, a building for classrooms, and an outdoor meeting area made of concrete steps for seating are planned for the nature study area. The final buildout of this component will be approximately 35,000 s.f. with a maximum capacity of approximately 198 people.

Staff Housing (*Site Plan, Areas #6, #14 and #43*). The two existing housing buildings currently used to house staff members will remain. The four cabins at the existing area located in the southeastern portion of the camp will be converted to house approximately 17 staff members once the new retreat component is constructed. Four new staff housing buildings in the southeast portion of the camp will house an additional 28 staff members, representing a maximum buildout of approximately 20,000 s.f. The staff housing units will be two-story structures with tiled roofs. Each unit will include wood doors and balconies, as well as masonry walls to match existing cabins on the camp. The areas directly surrounding the new staff housing buildings will feature native landscaping consisting of oak and sycamore species.

Maintenance Facilities (*Site Plan, Area #31*). The location of the maintenance operation will be moved from its current location in the southeastern portion of the site to a new location at the central-eastern portion of the project site. The existing facility will be demolished, and a new facility constructed. The new facility will consist of a maintenance building of about 3,600 s.f. with an approximately 1,200-s.f. supply building. A six-foot chain link fence will enclose the two buildings, along with a yard area between them, for security purposes. These buildings, and the yard between them, will be visually screened from surrounding areas by a poplar grove and existing oak trees.

Prior to planned development of the site, an existing 0.74-acre landfill and debris pile located in the northeast portion of the site will be excavated and filled (Figure 1-4). The landfill contents have been investigated by County of San Diego personnel and have been determined to be non-hazardous materials. Material will be excavated and transferred to the Ramona landfill. The area will be filled with a County-approved fill material. All removal and fill operations will be performed to County specifications and standards. Additionally, two above-ground diesel and gasoline fuel storage tanks located in the existing maintenance yard will be re-located to the new maintenance area located near the central-eastern boundary of the site. Such relocation will require application to the County of San Diego Department of Environmental Health and the preparation of a business plan that addresses potential hazards issues.

Support Facilities (*Site Plan, Areas #11, #16, and #19*). A new approximately 21,000 s.f. central dining facility will service the Cabin Camp, Tent Camp, Nature Study/Educational Camp, as well as any day-uses. The maximum capacity of this facility will be approximately 600 people. Housing for two cooks will also be included within this facility.

Additionally, a new approximately 19,500 s.f. multi-purpose building with a capacity of 600 users, will be located in the east-central portion of the camp. This building would serve as the Shelter-in-Place facility in a wildfire emergency, as described in the FPP (See Appendix I). Uses of the multi-purpose building will include congregational meetings for large groups using the camp, concerts for the music camp program, and instructional meetings for music and other group activities. The multi-purpose building will also be used for the Salvation Army's Annual Family Camp, which currently has attendances of between 400 and 500 people. An approximately 2,500 s.f. indoor mini-theater will be located adjacent to the multi-purpose building with a maximum capacity of approximately 125 people.

A new central administrative cluster of buildings with a combined maximum square footage of approximately 6,000 is proposed to service the camp. The buildings will house administrative offices, a small infirmary where campers can get medical attention and supplies, and a canteen.

Retreat Center (Site Plan, Area #23). ~~This retreat includes relocation of the existing retreat program facility located in the southern portion of the camp to the northeastern portion of the site. The new Retreat Center would continue and expand the existing retreat program. The new Retreat Center would be relocated to the north as shown in Figure 1-4.~~ The existing retreat facility (10,000 s.f.), which has a limited capacity of approximately 48 overnight guests, will be converted to a chapel (15). The new retreat, at eventual buildout, will include five two-story buildings with an overnight maximum capacity of 175 people. Functions will include retreats and conferences for young adults, couples, men's groups, women's groups, seniors, and other compatible users. A building with a flexible meeting room, kitchen and breakout space is also proposed. In addition, two tennis courts, a swimming pool, and a shower/toilet/spa building will provide recreational opportunities for area guests. The maximum buildout of this component will be approximately 57,000 s.f. (Note: under the Reduced Project Alternative I, the Retreat Center would be decreased by one 16-unit cabin and the gatehouse would be eliminated.) In addition, the Retreat Center would be located closer to the main camp facility (see Section 4.0 Alternatives, Figure 4-1).

Grading for Planning Area 6 would require cut and fill slopes into the adjacent hillside for the Retreat Center access road that ranges between ten to 15 feet with one slope height of 20 feet. (Note: this would not occur under Reduced Project Alternative I).

Recreation (Site Plan, Areas #27 and #34). The existing open play fields, play courts, and swimming pool will remain. Additional recreation areas will include new tennis and basketball courts, a new swimming pool, a recreational rope course, and a new approximately 2,500-s.f. bathroom/shower building.

Parking (Site Plan, Areas #12, #33 and #38). Parking to support the maximum population on-site would be approximately 188 designated spaces as required by the Zoning Ordinance. These spaces would typically be under utilized because and an additional 112 overflow spaces. ~~The majority of camp users will arrive via buses, vans or car pools. There is also an additional 112 overflow spaces to accommodate additional parking demand due to occasional special events.~~ The designated parking areas will be covered with decomposed granite with numerous adjacent shade trees to maintain the rustic feel of the overall camp.

Improved Fire Services and Utilities (Site Plan, Areas #4, #26, #28, #29 and #37). Potable water is supplied to the site by an existing six-inch water line in Mussey Grade Road. An existing 10,000-gallon water storage tank located within the existing camp will remain. To provide adequate water service to the expanded camp facilities and increase fire fighting water capacity and flows, a new approximately 260,000-gallon 650,000-gallon water tank (expandable to 800,000 gallons) water tank will be added near the existing 10,000-gallon water tank. A new ~~private 10-inch~~ water line will connect with the existing six-inch water line in Mussey Grade Road at the main site entrance. The line will then transverse the property in private on-site roads located along the eastern property boundary within and bisecting areas proposed for development, terminating at the proposed ~~260,000-gallon~~ 650,000-gallon water tank.

In order for the Nature Study/Education Camp to be serviced by the Ramona fire department and the Ramona Municipal Water District (RMWD), a 10.8-acre parcel is proposed for annexation into the RMWD. This parcel is located in the north central portion of the camp property (Figure 1-12).

The existing camp is serviced by a standard septic system with leach fields. The expanded camp will also be serviced by a standard septic system with leach fields. ~~Infiltration Detention~~ basins, ~~grass vegetative swales and an infiltration basin/rain garden will be used as Treatment Control, Site Design, and Low Impact Development~~ Best Management Practices (BMPs) ~~will be used~~ to prevent adverse hydrology/water quality impacts. A separate analysis and report has been provided to the Department of Environmental Health (Vinje and Middleton Engineering, Inc., 2001, updated 2009), covering detailed percolation tests and calculations of the proposed system.

An improved fire access road system is incorporated into the project design to support the expanded camp. This system will be comprised of the existing roads as well as new internal private roads, as shown in the proposed Site Plan (Figure 1-4). New roads and those roads proposed for improvements will be paved and widened to 24 feet, except where constrained by sensitive vegetation, as discussed in Section 2.3, Hazards and Hazardous Materials.

Additional power and telephone and cable lines will be placed under this road system to avoid additional environmental impacts.

Open Space. In addition to the aforementioned camp components under the Applicant's Preferred Project, approximately ~~109~~ 278.80 acres of open space will be dedicated as a conservation easement to the County of San Diego with the California Department of Fish and Game (CDFG) as a third party to the easement (Figures 1-4 and 1-20), ~~and the vast majority of the 578-acre camp will be left undeveloped (Figure 1-13).~~ (Note: the open space configuration has been significantly expanded and, under Reduced Project Alternative I, would consist of 395.57 acres). The ~~conservation easement area~~ open space easement will be managed by an established conservancy group pursuant to a Habitat Management Plan to be submitted and approved by the County of San Diego. Land uses within ~~such dedicated the~~ open space ~~are generally very~~ easement would be limited to those which are ~~considered~~ compatible with the ~~need to permanently protect~~ permanent protection of the natural resources. The following activities are typically precluded on land which is dedicated as an open space easement to the County: grading, excavation, placement of soil, sand, rock, gravel or other material, clearing of vegetation, construction, erection or placement of any building or structure, vehicular activities, trash dumping or use for any purpose other than as open space, or planting of vegetation materials. Similarly, the undeveloped areas would not be subject to grading, clearing, construction, or other disturbances associated with project construction and/or Camp operations.

Circulation. Access to the site is from SR-67 and Mussey Grade Road. A gated, private, dirt road currently provides access to the site from Mussey Grade Road. The existing on-site circulation system consists of one main dirt road with smaller branches off of the main road. Interior circulation consists of a network of

meandering private roads that reflect the rural character of the Ramona backcountry and complement the rustic camping experience.

Primary ingress/egress to the site will continue to be provided via the existing entry and main dirt access road off of Mussey Grade Road. Portions of the access road would be improved to a 24-foot-wide paved asphalt access road designed in accordance with County Department of Public Works and Ramona Fire Department standards. Several secondary access road branches would split off the main access road, providing access to other developed areas of the site. The roadway locations and sizes are designed to facilitate the efficient movement of vehicular traffic throughout the site, including emergency vehicles, and to avoid to the maximum extent possible, sensitive biological habitats such as wetlands.

A second road would provide access to the proposed retreat in the northeast portion of the site. The road extension to the retreat has been carefully aligned to minimize impacts to existing oaks and topography in the immediate area. This access road would consist of a new 24-foot-wide paved asphalt road that would branch off the main access road to provide access to the camp and retreat. (Note: this second access road is not required for Reduced Project Alternative I).

Design. The proposed development concept emphasizes an early California ranch style, which builds on the existing camp theme and exemplifies Ramona's rustic, rural community character. New structures will be one- and two-stories and range between ten to a maximum of 30 feet in height. By limiting building heights and using building materials and styles consistent with surrounding development, the proposed project will be compatible in scale and character with the surrounding residences, the adjacent commercial horse breeding ranch and stables, and the Ramona Community Design Guidelines (1993) which directs that new development "*respect the scale of the community with respect to apparent size and scale of new buildings.*" The project components will complement and integrate with the existing landform and minimize encroachment into hillsides and sensitive biological habitat. The project proposes to protect important environmental resources while providing adequate facilities to meet the Salvation Army's long-term camping, educational, recreational, and retreat needs.

Drainage. Several ephemeral and intermittent drainages pass through or are contiguous to the project site. Construction within drainage courses has been limited to the maximum extent possible. In order to gain access to the northern portion of the site and the proposed Retreat Center, it is necessary to construct a roadway across a drainage course. Fill dirt would cover 50 lineal feet of the drainage and runoff would be carried beneath the roadway in two 36-inch diameter concrete pipes. A ten-inch diameter water main would also cross this drainage near the easterly project boundary. The main would be placed underground at a depth of three to five feet. (Note: this drainage crossing would not be required under the Reduced Project Alternative I).

The existing main access road crosses three drainage courses near the project boundary east of the existing development on the site. The existing decomposed granite roadway surface in this area will remain. However, to improve drainage, three culverts will be installed, including two 18-inch diameter

pipes and one 36-inch diameter pipe. Additionally, a ten-inch diameter water main will be constructed beneath the road at a depth of three to five feet.

Runoff will be captured in vegetated swales at the tops of all manufactured slopes and below all new facilities. Most of the swales will empty into detention basins where debris and polluted sediment will be allowed to settle, a flow from the retention basins will be released at a controlled rate. Storm water that is not directed into retention facilities will be spread onto the existing ground by the use of level berms. All runoff will be filtered through bio swales or other mechanisms approved by the County, then released back into the natural drainage courses in such a controlled manner as to minimize erosion.

Grading. The proposed project includes grading to provide level pads for building construction, parking areas, and for internal roads, as detailed in the Conceptual Grading Plan. Grading for all building pads would be generally limited to existing flat areas of the site, and would be clustered to preserve the natural landform and minimize encroachment into hillsides and sensitive riparian areas.

Approximately 56 percent (322 acres) of the total 578-acre property has slopes greater than 25 percent. The majority of slopes greater than 25 percent are located at the higher elevations in the western and southern portions of the property. The project, at buildout, will result in 3.9 acres or 1.21 percent total encroachment into steep slopes.

Lighting. The proposed conceptual lighting plan includes six types of lighting fixtures. Type A is a building fixture, triangular in shape with fluorescent downward light to illuminate the immediate adjacent area only (37 watts). Type A lights are proposed for the common and high use areas of the campground, such as the activities building, dining areas, educational buildings, indoor mini-theater, multi-purposed building, maintenance facility and retreat. Type B lights are cabin fixtures, triangular in shape with fluorescent downward light to illuminate the door only (18 watts). Type B lights are proposed in the cabin camp and bathroom/shower areas and the maintenance facility. Type C are fluorescent fixture walkway bollards, less than four feet in height, and would be used in the main pathways throughout the developed portions of the camp (18 watts). Type D are trellis lights with fluorescent fixtures, mounted on a trellis structure (25 watts). This type of light is proposed within the outdoor areas of the dining facility. Type E is [a tennis court fixture on a 35-foot pole with timer (auto shut-off) to illuminate the retreat tennis courts and the maintenance facility (465 watts)]. Type F is [a flood light fixture, 25 foot pole with timer (auto shut-off) to be used for the play multi-purpose courts on-site (465 watts)].

All lighting would comply with the County of San Diego ~~outdoor lighting control ordinances~~ Light Pollution Ordinance (County Code Section 51.201 et seq). Low-pressure sodium lamps would be used in conjunction with cut-off shields (fully shielded/full cut off lighting) to reduce the adverse effects of artificial lighting

1.1.1.1 *Proposed Project Operational Characteristics*

With implementation of the proposed project, the camp will function in a manner similar to its existing operational characteristics (Section 1.4). The primary use of the camp will continue to be for provision of a one-week camping experience for underprivileged youth. This will occur primarily during the summer but

will also occur during the remainder of the year. The retreat component will be available for Salvation Army groups or rental to other compatible groups throughout the year. The Salvation Army will continue its rental rules, requiring that all renters carry insurance and prohibiting any alcohol or tobacco at the camp. It is anticipated that the past renters listed in Section 1.4 will continue to rent with development of the new facility and that other similar users will also use the facility. The remaining (non-retreat) camp facilities will also be available for rental when not in use by the Salvation Army. However, this is generally limited to rental by youth groups due to the rustic, communal-style facilities. ~~Regardless of camp composition as Salvation Army users, other organizations, or a mix thereof, Irrespective of the composition of the camp, the~~ maximum capacity of the camp, at full build-out, will be 748 persons under the Applicant's Preferred Project. This maximum capacity ~~has been~~ was calculated based on building capacity and tent accommodations and includes users, staff, and support personnel. The maximum capacity would be 615 persons under the Reduced Project Alternative I.

1.1.1.2 Major Use Permit ~~Approval~~ Modification Conditions

~~Should the County of San Diego approve the proposed project, the following conditions and restrictions provisions would be included in the Major Use Permit~~ Modification as conditions of approval or would be shown on the approved Plot Plan and Architectural Elevations.

A. Aesthetics

- All buildings ~~(with the exception of the yurts)~~ shall be rustic in style, to complement the existing structures on the site and to blend into the natural environment surrounding the camp (Figure 1-~~6 through 1-11~~7). Buildings shall not exceed the square footages specified in the project description, and building footprints shall follow the general configuration as shown on the overall site plan and enlarged site plan areas. The maximum height of any structure shall not exceed 30 feet above finished grade.
- In general, buildings shall have simple, direct massing. ~~Overly abstracted angles and shapes will be discouraged.~~ Visible roof forms shall be Hip, Gable or Shed in nature, and shall reflect the sloping nature of on-site topography. Building walls in excess of 100 feet in length shall be offset by a minimum of four feet, to break up any potentially long mass.
- Single-story buildings shall sit on level areas to minimize the topographical impact of their surrounding site. Though the majority of buildings on the site shall be single story structures, the housing structures at the retreat component, the Multi-Purpose Building at the camp's hub, and the Staff Housing west of the Ranch House shall be two stories.
- The housing structures at the retreat component shall be stepped, and planted into the slopes at their lower floor, to follow the contours of the adjacent topography. The lower floor of the Multi-Purpose Building shall also be planted into the slope to minimize the visual impact of the overall building. Because the staff housing units are proposed on relatively flat sites, they shall be allowed to be true two-story structures.
- Materials for all buildings shall be compatible with the natural surroundings of the site. Exterior wall materials may include slump stone masonry, earth-toned concrete masonry units, stone veneer,

plaster, brick, or wood. Metals, or other highly reflective materials shall not be permitted as an exterior wall material, or other ancillary structures.

- Glazing shall be of a low reflectance nature. Highly reflective glass shall not be permitted. Glass may be shaded in bronze, green or gray tints only. Other tinted colors shall not be permitted. Exterior paint and stain colors shall be limited to earth tones. Bright accent colors shall not be permitted.
- All lighting shall comply with the County of San Diego outdoor lighting control ordinances. Low pressure sodium street lights may be installed if deemed necessary for safety. This shall only include intersections, sharp turns, and where there is a sudden change in horizontal or vertical alignment. The exact locations for any streetlights shall be determined when the design for roadways is finalized.
- All utility lines shall be below ground.

~~The following specific design features are broken into groupings by resource area and shall be conditions of approval of the Major Use Permit associated with the proposed project.~~

AB. Biological Resources

- The applicant shall provide evidence that all required state and Federal wetland permits have been obtained or that none are necessary;
- ~~• The open space area on site shall be dedicated as a conservation easement to the County of San Diego with the California Department of Fish and Game as a third party;~~
- Habitat Management Plan (HMP) shall be prepared for the conservation easement and submitted to the County of San Diego prior to grading, clearing or use/reliance on the Major Use Permit. An established conservancy group subject to County approval, shall be selected to manage the habitat in accordance with the approved HMP. The HMP shall include the name of the conservancy group;
- ~~• After any trenching in the root zone of oak trees, the tree shall be carefully pruned to remove canopy material proportional to the roots lost or damaged;~~
- If it is necessary to apply an herbicide for weed control before laying asphalt or other impermeable surfaces, one such as dichlobenil (Casoron®) or glyphosate (Roundup®) shall be utilized by a licensed pesticide applicator in order to prevent damage to existing tree roots or roots that later may grow beneath the pavement;
- Any staging/storage areas for equipment and materials shall be located within identified development areas;
- All excavated soils from trenching operations shall be stored above the ordinary high water mark for all drainages;

- Silty turbid water shall not be discharged into any drainage; such water shall be settled, filtered, or otherwise clarified prior to discharge, (this condition may augment, but shall not override anything within the project's Regional Water Quality Control Board Certification);
- Spoil, trash, or any debris from construction of the project or operation of the facilities shall be promptly removed and transferred to an approved disposal facility off-site;
- Speed bumps or similar speed reduction devices shall be installed from the site entrance to the Retreat Center access road.
- The 15 mph speed limit currently established on the Camp shall be maintained;
- No re-grading of the dirt road "cross" trail shall occur in areas of sensitive plants and new trails shall be prohibited;
- Foot stakes shall be installed on the dirt "cross" trail border every 100 feet, as indicated in Figure 1-14;
- Signage shall be posted at regular 200-foot intervals along both sides of the dirt "cross" trail instructing hikers to remain on the marked trail and refrain from collecting flowers/plants, as indicated in Figure 1-14;
- The existing trail in the northwestern portion of the project site shall be bound by signs that prohibit human intrusion into surrounding habitats and indicate the presence of environmentally sensitive areas;
- Low-pressure sodium lamps shall be used in conjunction with cut-off shields (fully shielded/full cut off lighting) to reduce the adverse effects of artificial lighting spilling into native habitats;
- New lighting shall not be allowed within 100 feet of the property boundary, wildlife corridor, or preserved areas;
- Fencing (non-barbed) shall be constructed at the perimeter of open space easements where they border development (a Camp facility or roadway) to prevent intrusion into the preserve areas;
- ~~• Wildlife crossing signage shall be posted in the vicinity of the local movement corridor;~~
- Fencing shall be installed to facilitate use of the Mussey Grade Road culvert at the West Fork of San Vicente Creek by wildlife;
- Signage shall be installed in the area of the Camp entrance to notify visitors of the presence of sensitive flora and fauna within the vicinity and the need for adherence to postings throughout the project site;
- Install Slow – Wildlife Crossing signs and speed bumps at the turnout for the Retreat Center for entering visitors, 100 feet upslope for existing visitors, and on both sides of the road every 250 feet along the camp access road from the junction of the access road with Mussey Grade Road;
- Signage shall be posted along the perimeter of the open space easements which adjoin the project site ~~and more frequently in the vicinity of any sensitive habitat~~ at 200 foot intervals;

- Temporary construction fencing shall be erected to delineate Emergent Wetlands along the roadway. Temporary construction fencing and monitoring shall be maintained throughout the construction period to prevent inadvertent impacts. Permanent split-rail fencing shall be installed and maintained following construction. Both temporary construction and permanent split-rail fencing shall include signs that mark the areas as an “Environmentally Sensitive Area – No Entry.” (Figure 1-45 14)
- Landscaping within the project area shall not include invasive exotic species, as defined by the California Native Plant Society;
- Leash law restrictions shall be posted and enforced on-site;
- Resident staff shall be prohibited from keeping cats, ~~unless they are strictly confined to indoors. The applicant shall enforce this regulation with a signed agreement (covenant) with any personnel living temporarily or permanently on site which details all of the sites rules and regulations and allows for eviction or fee imposition if the regulations are violated;~~
- ~~• Promote oak seedling recruitment through planting programs by Camp users and growth in the road fire clearance zones;~~
- Conduct weekly fugitive dust monitoring activities from April through November and prior to any large special events;
- Perform road-wetting immediately prior to and during any special events and, if dust levels are such that roadside plants are coated with dirt, immediately after weekly fugitive dust monitoring;
- Remove any trash or roadkill from the internal roadway to avoid luring other animals into the roadway; and,
- All buildings shall be constructed to eliminate cavities and crevasses or other measures to reduce the likelihood of bat colonization. Any unused structure shall be dismantled before bats have an opportunity to colonize it. Any structure slated for removal shall be examined for sensitive bat species before demolition; and if significant impacts would occur, mitigation shall be developed and implemented to the satisfaction of the DPLU Director.

BC. Hazards and Hazardous Materials

~~In order to diminish potential fire emergency impacts, a 650,000-gallon water storage tank (expandable to 800,000 gallons) and supporting water pipeline infrastructure and fire hydrants will be provided as required by the Ramona Municipal Water District. The new water tank shall be located next to the existing 10,000-gallon tank in the central area of the project site to provide necessary water flow in the event of a fire emergency. In order to diminish potential fire emergency impacts, a 260,000 gallon water tank, 60 feet wide and 13 feet high, shall be located next to the existing 10,000 gallon tank in the central area of the project site to provide necessary water flow in the event of a fire emergency. Additionally, all existing and proposed buildings should be retrofitted with fire sprinklers, and removal of Oak trees has been avoided to the maximum extent possible both due to their biological significance and because they do not tend to~~

~~spread fires. Specific FPP provisions and conditions are discussed in detail in RDEIR Section 2.3 Hazards and Hazardous Materials.~~

GD. Noise

- Trash collection and deliveries shall not occur within 100 feet of the property boundary.
- Band practice shall not occur outdoors.
- All permanent pool pumps shall be within an enclosure. Enclosures shall be light tight and constructed of any material with a minimum surface weight of 3.5 pounds per square foot. Doors, hatches and other openings shall have full perimeter weather-stripping. The enclosure shall be constructed so that the sides and top are no closer than two feet to any portion of the pump. The enclosure shall have a minimum Sound Transmission Class rating of 40 and a ventilation fan rating not to exceed 15 Sones. The surface area for each intake and exhaust openings shall not exceed ten percent of their respective total surface area.

DE. Hydrology/Water Quality

Project features that shall minimize water quality impacts include decomposed granite parking areas, which allows runoff to permeate through the soil below. Additionally, landscaping and open space areas such as play fields and leach fields shall filter runoff and absorb rainfall during storm events. Further measures that shall be incorporated into the project design shall include, but not be limited to, the addition of infiltration basins, and vegetative controls such as grassed swales and vegetative filter strips. Since the project does not propose agricultural use or to keep livestock on-site, potential pollutants from pesticides and animal waste shall not occur.

Best management practices (BMP's) have been incorporated into the project in order to minimize project impacts. A complete listing of all project BMPs are included in EIR Section 6.1.3, Hydrology/Water Quality (and duplicated in Section 9.3.4). The BMPs are considered part of the project design and shall be included as conditions of approval of the Major Use Permit associated with the project.

EE. Transportation/Traffic

- Youth campers, who comprise the majority of camp users, shall continue to be transported to and from the camp via bus or vanpool.
- The Retreat Center rental contract shall recommend bus, van or carpool be the mode of transportation.

~~Although not a MUP condition, the Salvation Army has offered to make a \$5,000 voluntary public contribution to the County of San Diego for planned improvements to the intersection of SR 67/Dye Road/Highland Valley Road.~~

- To compare the actual project operations with the specific counts outlined in the Traffic Impact Assessment the applicant shall assign an employee to maintain a daily vehicle log book to record the number of trips to and from the camp and retreat, all arrival/departure times and the type of vehicle (car, van, bus, etc.) The log book shall be available upon request to DPLU.
- Temporary special events shall be limited to four per year and the total site occupancy shall not exceed 615 persons even during a special event. The applicant shall plan the special events so they do not start or end the peak traffic times identified in the Traffic Impact Assessment. Visitors to the retreat center shall be encouraged to carpool or vanpool. Youth campers shall be transported to and from the camp by buses or vans.

1.2 Project Objectives

Though the Salvation Army is involved in a number of charitable activities, the purpose of the project described herein relates primarily to the Salvation Army's children's and educational service programs. The Army has been committed for over three-quarters of a century to providing camping experiences to children who normally would not be exposed to such opportunities. Providing camping experiences and a supportive environment for youth is a very important component of the Army's Preventative Program for "At Risk" Youth. The camping experience is viewed by the Army as a way to remove at-risk youth from their day-to-day environment and expose them to a beautiful and natural experience, both physically and intellectually, where they can explore alternative, positive possibilities and attitudes for themselves and their futures. Typically, the youth that are served by the camp are from single-parent families that are not able to afford the cost of summer camp. Though the Army suggests that the family provide a nominal donation, typically five to ten dollars, to fund their child's camp attendance, such donations are not required for attendance and are based on ability to pay.

Like many other professionals in the field of juvenile behavior, the Salvation Army understands that the provision of a positive and supportive environment for at-risk youth is a method of preventing future problems for those youth and for society. According to a U.S. Department of Justice report (1996), "The most effective [preventative] programs are those that address key areas of risk in the youth's life, those that seek to strengthen the personal and institutional factors that contribute to healthy adolescent development, those that provide adequate support and supervision, and those that offer youth a long-term stake in the community." This type of environment is what the Army seeks to provide at the Salvation Army Divisional Camp Retreat in Ramona. The camp experience is the pinnacle of the Army's preventative program.

Prior to the acquisition of the camp in 1997, there were no accommodations for the Salvation Army camping programs in San Diego County. In 1995, the Army began a search for a camp area where it might begin such services for the area's youth. In 1997, The First Presbyterian Church of San Diego offered to sell its 578-acre camp near Ramona, to the Army. This was an especially appealing offer for two reasons: 1) the camp had existing facilities that allow camping programs to begin immediately; and 2) the camp had a vast amount of space to expand the camp program facilities while still retaining the rural nature of the site and preserving the vast majority of the site in its natural state.

The Salvation Army purchased this property in 1997 and continued the camp programs. However, the camp and retreat facilities are limited and are insufficient for existing activities. The limited size, program, and facilities preclude provision of the level of service that the Salvation Army seeks to provide with its County of San Diego local camp program. Many children are turned away each year due to limitations of the existing program and facilities. While the camp buildings and facilities have been well-maintained, there are several significant short-comings, including a dining hall that is too small to serve even the existing camp capacity, insufficient indoor space to house camp-wide activities, and camp bunkhouses that sleep only one-fourth of the campers and visitors the Army wishes to serve. Further, staff housing is insufficient and recreational and educational facilities are inadequate at the camp.

Additionally, due to current limitations of the facilities during the summer months, the Army cannot rent the site or allow other Salvation Army groups to use the camp as the camp is used at full capacity for youth camps. This is problematic for two reasons. First, the Salvation Army loses revenue for providing scholarships to underwrite the expense of providing the youth camp. Rental income during the summer months assists the Salvation Army in their ability to provide camping opportunities to underprivileged children. Secondly, many organizations, including the Salvation Army itself, like to use the facility during the summer. However, this is not currently possible since the existing camp is fully utilized by children's camps.

Given the limitations of the existing camp, the specific objectives of the proposed Salvation Army Divisional Camp and Retreat include the following:

1. Implement a 20-year master plan of improvements for the existing Salvation Army Divisional Camp and Retreat to serve the needs of the community and youth of the San Diego region with a maximum capacity at build-out of approximately 748 persons ~~users~~ (Note: Under Reduced Project Alternative I, maximum capacity would be 615 persons);
2. Maintain the predominately rural and rustic character of the site;
3. Provide a comprehensive plan for logical development that is sensitive to the existing environment, and provides for habitat protection consistent with the existing surroundings;
4. Provide a retreat center in a camp-like setting with an atmosphere conducive to personal growth that is physically distinct and isolated from the remainder of the camp facilities (Note: this objective would not be met under Reduced Project Alternative I.);
5. Create a design that is harmonious with the natural landscape by clustering development and maintaining and using basic natural landforms to the extent feasible and considering topographic, geologic, hydrologic, and environmental opportunities and constraints;
6. Provide necessary infrastructure to support the expanded camp development in an efficient and timely manner;
7. Improve fire-fighting capabilities within the site; and,
8. Reinforce the community identity of Ramona and the County of San Diego through implementation of the Major Use Permit modification, which controls project design elements such as architecture,

landscaping, color, paving, walls, fencing, signage, pedestrian and hiking trails, and internal circulation through a viable circulation network.

1.3 Intended Uses of this EIR

This project-level EIR is intended to provide information to public agencies, the general public, and decision makers regarding the anticipated environmental impacts of the specific development of the proposed Salvation Army Divisional Camp and Retreat. Under the provision of CEQA, “the purpose of an environmental impact report is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which significant effect can be mitigated or avoided” (Public Resources Code 21002.1[a]).

1.3.1 Matrix of Project Approvals/Permits

The agencies that are expected to use this EIR and the approvals and permits needed to implement the project are as follows:

Agency	Approval
County of San Diego – Lead Agency	<ul style="list-style-type: none"> Major Use Permit Modification (P70-379W); and Grading Permit
U.S. Army Corps of Engineers – Responsible Agency	<ul style="list-style-type: none"> Clean Water Act – Section 404 Permit for fill in waters of the United States
California Department of Fish and Game – Responsible Agency	<ul style="list-style-type: none"> Streambed Alteration Agreement – Section 1603 for fill in streambed
California Regional Water Quality Control Board – Responsible Agency	<ul style="list-style-type: none"> Clean Water Act – Section 401 Approval or Waiver for fill in waters of the United States
Local Agency Formation Commission (LAFCO)- Responsible Agency	<ul style="list-style-type: none"> Annexation of a 10.8 acre parcel into the Ramona Municipal Water District
<u>Ramona Municipal Water District</u>	<ul style="list-style-type: none"> <u>Amendment to Sphere</u>
<u>Metropolitan Water District – Responsible Agency</u>	<ul style="list-style-type: none"> <u>Annexation</u>
<u>San Diego County Water Authority – Responsible Agency</u>	<ul style="list-style-type: none"> <u>Annexation</u>

1.4 Environmental Setting

The setting of the Salvation Army Divisional Camp and Retreat is varied. While the area is generally rural, there is considerable development in some surrounding areas. The surrounding setting and uses, existing setting and uses of the camp, and project consistency with applicable regional and general plans are discussed herein.

1.4.1 Existing Topography, Natural Habitats and Land Uses

The majority of the site is characterized by steep, rugged terrain, with boulders and rock outcroppings interspersed with trees, shrubs and dense vegetation (Figure 1-16). The existing and proposed camp facilities are proposed within the disturbed, more level terrain and buildable areas of the site. Currently, there are camp buildings and associated roads and improvement, several hiking trails, and a mounted

cross in this mountainous terrain (Figure 1-16). The site is comprised primarily of southern mixed chaparral habitat. However, coast live oak and Engelmann oak riparian forests and woodlands; mule fat scrub; Diegan coastal sage scrub; non-native grassland; non-native woodland and mafic southern mixed chaparral habitats are also supported. These habitats support a wide variety of flora and fauna, including many sensitive species. The City of Poway's 865-acre Iron Mountain Open Space/Resource Management Area, a significant biological conservation area, is located to the west of the site. The camp is located within the County's Multiple Species Conservation Program (MSCP) Subarea Plan area.

Coast live oak and Engelmann oak woodland and riparian habitats are associated with the meadows and various streams, respectively, on the property. Chaparral and coastal sage-chaparral habitats are generally associated with the upland portions of the property. The areas with reduced biological sensitivity generally occur in the immediate vicinity of the existing development and the least disturbed areas of the site generally occur within the drainages and chaparral covered slopes along the northern and western portions of the site.

The existing camping facility is located in the east-central portion of the property in the gentler, lower-lying areas. The buildings are generally rustic and low profile, with earth tone colors and exterior treatments that blend into the natural surroundings. The existing buildings at the camp total 33,570 square feet. Existing ~~land uses~~ facilities at the camp include the following:

- | | |
|---|---------------------------------------|
| • Central dining facility ("Ranch House") | • Two staff housing buildings |
| • Small infirmary | • Small canteen |
| • Small office building | • Trailer |
| • Swimming pool and restroom and showers | • Outdoor meeting area and forum |
| • Maintenance building and yard | • 10,000-gallon water tank |
| • Five masonry cabins | • Recreational playing fields |
| • Retreat center with a meeting hall | • Six semi-permanent dome-shaped tent |
| ("Lodge") and five cabins for guest housing | structures ("yurts") for camping |

The camp has an existing backbone infrastructure system that consists of a system of traditional wooden "T" power poles with 12 KiloVolt lines, a 10,000-gallon water tank and pump, a septic sewer system, and a network of private dirt, asphalt, and gravel roads.

1.4.2 Existing Operational Characteristics

The primary use for camp is to provide a one-week camping experience to underprivileged children. This takes place primarily during the summer months; however, it can also take place over weekends during the remainder of the year. Two kinds of groups use the facility during the off-season, Salvation Army and non-Salvation Army groups. Salvation Army groups include family camps, women's camps, men's camps, seniors' camps, young adult retreats, youth leadership programs, elementary retreats, staff retreats, and community center groups. Non-Salvation Army groups include, but are not limited to, churches, colleges and universities, service organizations, etc. Following is the Sierra del mar Divisional Camp user list, including organizations that have previously rented the camp ~~in 2001~~:

- | | | |
|---------------------------------------|---------------------------------|---------------------------------|
| • Apostolic Assembly | • Iglesia Presbiteriana Hispana | • Saint Martin's Church |
| • Calvary International Fellowship | • La Jolla Monthly Meeting | • St Mary's Catholic Church |
| • Church of the Good Sheperd | • Laguna Presbyterian Church | • St. Michael's Catholic Church |
| • Cypress E.V. Free Church | • Lamb's Players | • St. Pius Catholic Church |
| • Cursillo | • Maranatha Chapel | • Storymakers |
| • Faith Presbyterian Church | • Mount of Olives Church | • The Neighborhood Church |
| • First Presbyterian Church, El Cajon | • New Life Presbyterian Church | • University of San Diego |
| • Fallbrook First Baptist Church | • Our Lady of Mount Carmel | • Valley Center Church |
| • Holy Trinity School | • Palomar Christian Fellowship | • Women in Recovery |
| • Horizon Christian Fellowship | • Point Loma University | |

Alcohol and tobacco are strictly prohibited at the camp. Because the Salvation Army rents only to users with a certificate of liability insurance, this generally limits usage to organized groups.

The existing Salvation Army Divisional Camp and Retreat operates year-round, with operations generally divided into two seasons: 1) Camp (summer), which includes youth camping for eight weeks during mid-June to mid-August; and 2) Retreat, which includes Salvation Army group retreats and private rentals for the balance of the year. The current typical summer population is approximately 165 people (115 youth campers and 50 staff). The campers stay for one week, and generally arrive on Monday afternoons (between 2:00 and 4:00 p.m.) in passenger vans and buses and depart on Saturday morning (between 9:00 and 10:00 a.m.). Camp staff generally arrives on Monday mornings and departs on Saturday afternoons, with one-half remaining for the duration of the season. The typical Retreat population is approximately 90 people, including five staff members. The Retreat groups generally arrive on Friday evenings (after 6:00 p.m.). Most Retreat visitors arrive by van or carpool (Appendix E). These groups leave on Sundays around midday.

1.4.3 Existing Surrounding Land Uses

Open space, low-density rural single-family housing, and a commercial horse-breeding ranch surround the project site. Traveling south from SR-67 on Mussey Grade Road toward the project site, residences line the roadway at a relatively high density (i.e. more than one residence per four acres), then give way to a less dense, oak-lined roadway preceding the camp entrance. Approximately 1,500 feet north of the project boundary are large lot residences and the commercial Golden Eagle West Horse Breeding Ranch. Residences northeast of the project site are approximately 1,000 feet away, and homes immediately east are approximately 20 to 200 feet from the project boundary (Figure 1-16). Based on aerial photographic interpretation of the approximately one-mile area surrounding the site, housing densities are roughly one house per two acres to the north of the site; approximately one house per acre to the northeast, and approximately one house per five acres to the east. Areas to the south and southeast are relatively undeveloped, with very low housing densities.

To the west of the site is the Iron Mountain Cornerstone Resource Conservation area and the eastern municipal boundary of the City of Poway. Approximately three miles northeast of the site are the Santa

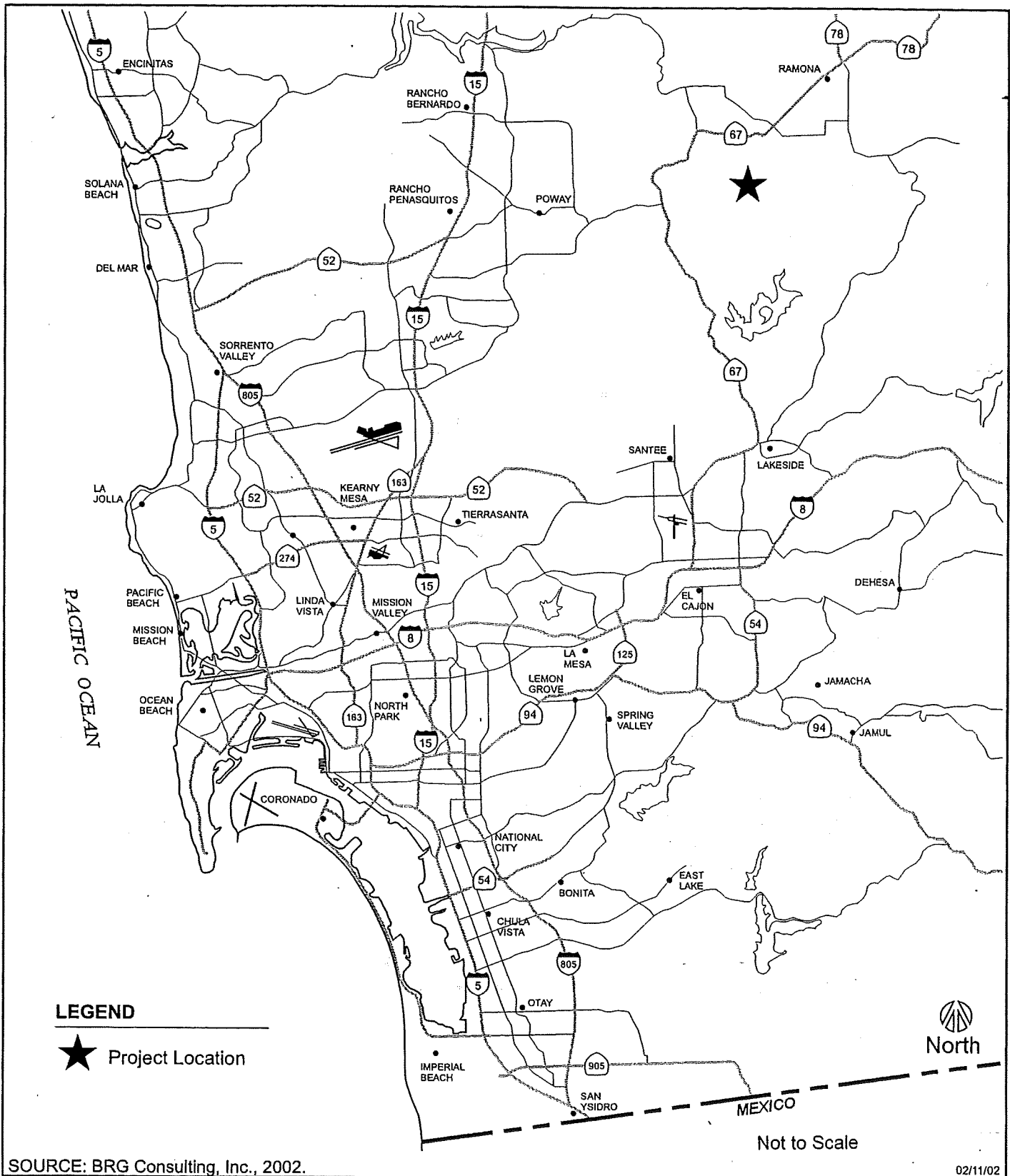
Maria Valley and the town of Ramona, which are located in a low-lying area surrounded by mountainous and rugged terrain.

Very few east-west improved roads exist. Many of the existing homes in the area have private roads with restricted access.

1.4.4 Consistency of Project with Applicable Regional and General Plans

Please refer to the identified EIR section for a detailed discussion of the project's compliance with the following plans:

- County of San Diego General Plan, including the Ramona Community Plan and Ramona Design Guidelines (EIR Section 2.7);
- County of San Diego Multiple Species Conservation Program and Biological Mitigation Ordinance (EIR Section 2.2);
- Regional Air Quality Standards Plan (EIR Section 3.1.8).

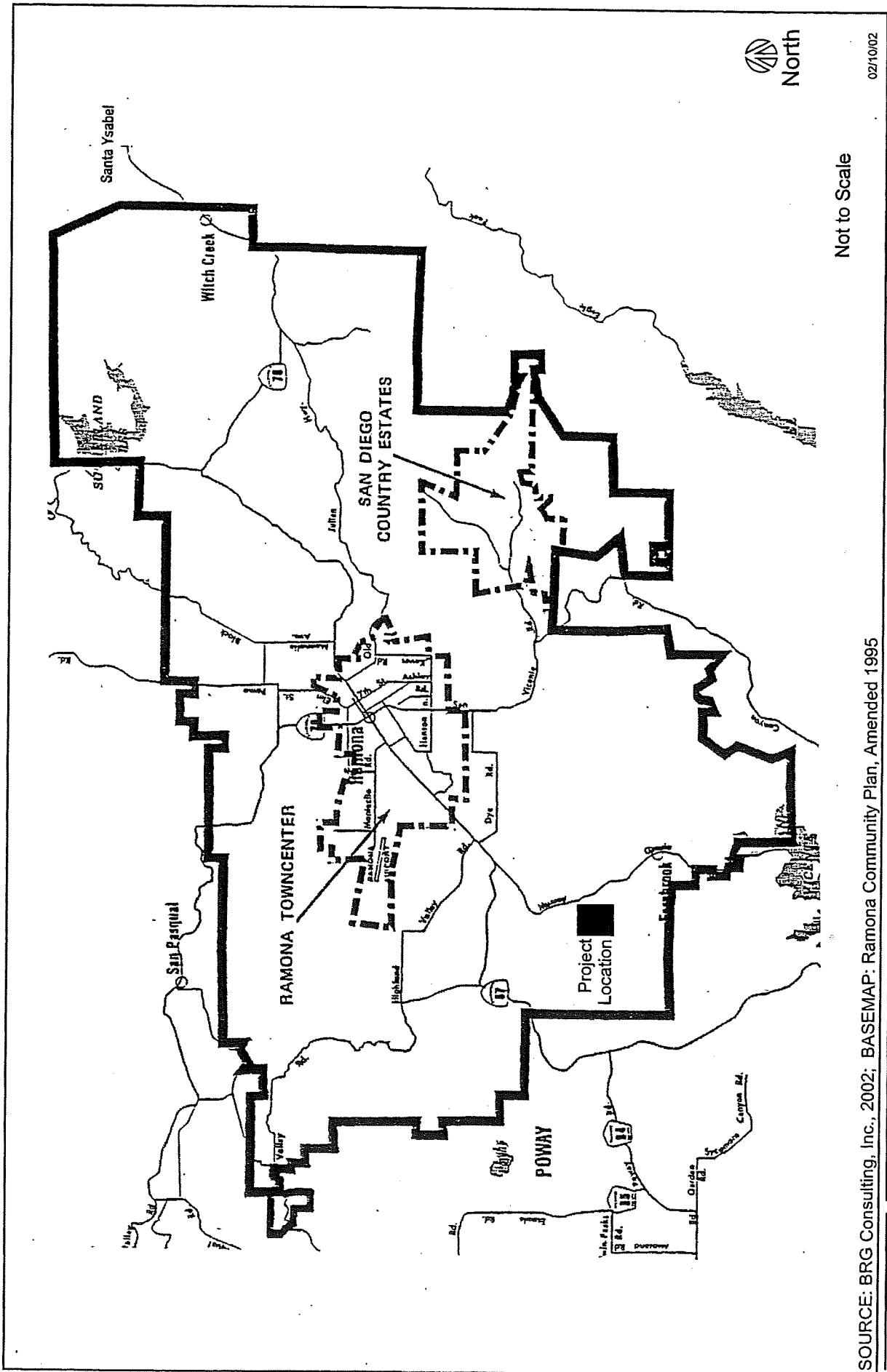


Salvation Army Divisional Camp and Retreat

Regional Location Map

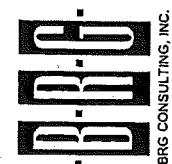
FIGURE

1-1



SOURCE: BRG Consulting, Inc., 2002; BASEMAP: Ramona Community Plan, Amended 1995

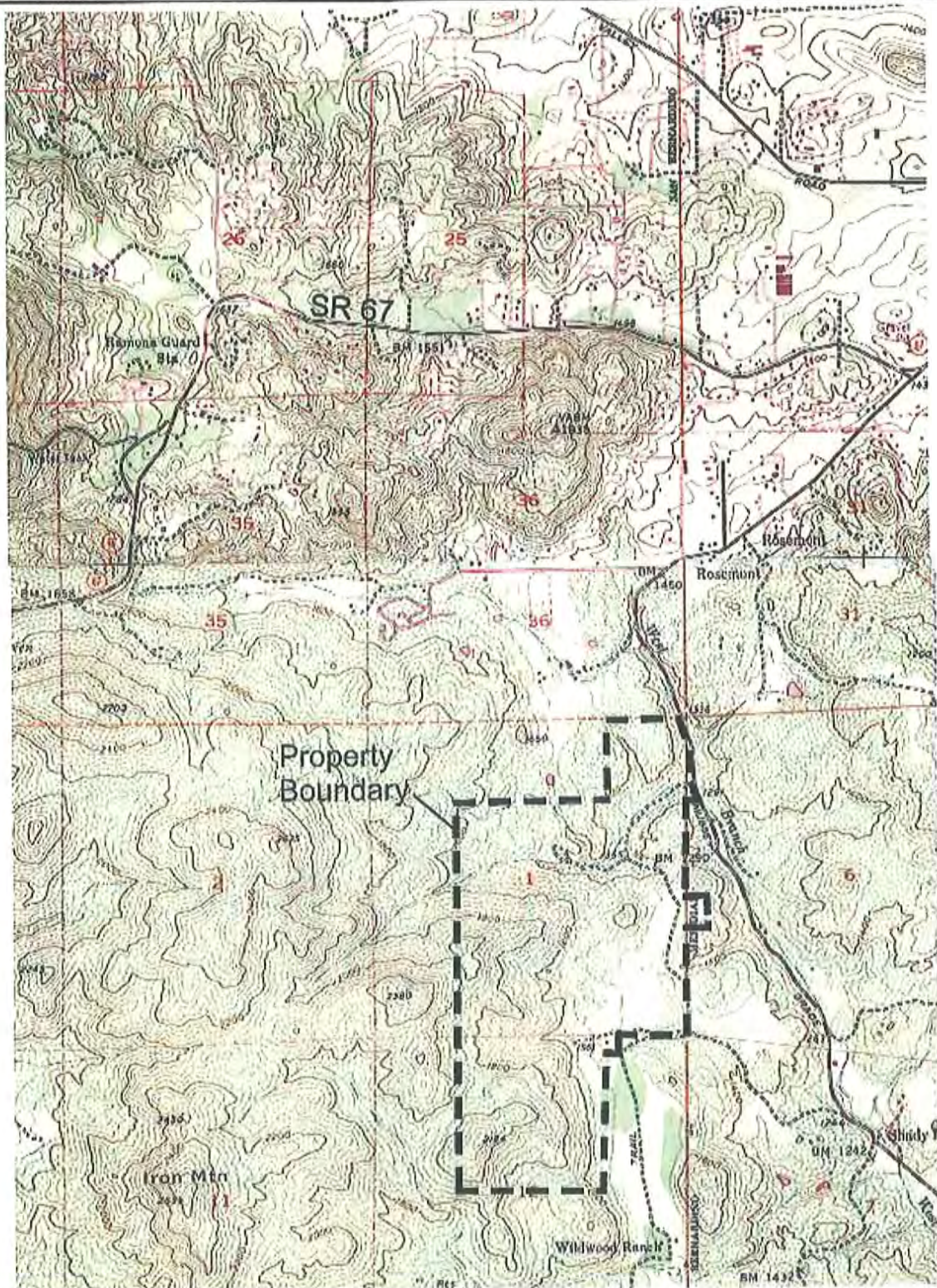
Salvation Army Divisional Camp and Retreat



FIGURE

Project Location in Ramona Community Planning Area

1-2



North
02/11/02

SOURCE: BRG Consulting, Inc., 2002;

BASEMAP: USGS 7.5 Minute Quadrangle, San Vicente Reservoir/San Pasqual.

Not to Scale

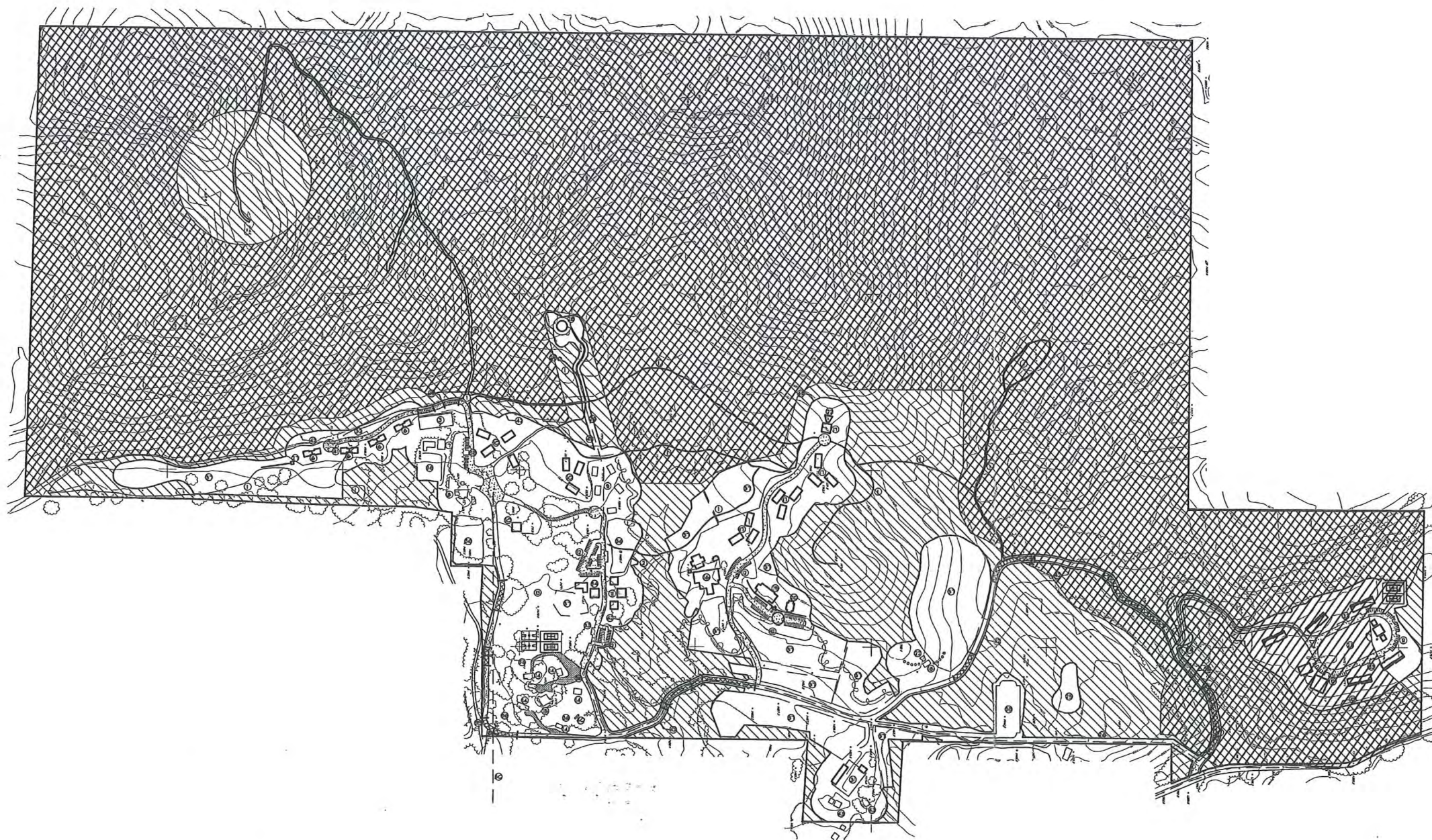


Salvation Army Divisional Camp and Retreat

Project Vicinity Map

FIGURE

1-3



LEGEND

1. EXISTING DIRT HIKING TRAILS TO REMAIN
2. EXISTING PRESENTATION AREA TO REMAIN
3. EXISTING SPORTS COURTS TO REMAIN
4. NOT USED
5. NOT USED
6. PROPOSED STAFF HOUSING - SEE ENLARGED PLAN
7. EXISTING POOL/RESTROOM/SHOWER FACILITIES
8. EXISTING RANCH HOUSE
9. EXISTING CABINS
10. PROPOSED CABIN- CAMP EXPANSION - SEE ENLARGED PLAN
11. PROPOSED ADMINISTRATION AND MEDICAL/NURSE STATION AND SHOP/CANTEEN - SEE ENLARGED PLAN
12. PROPOSED PARKING AREA - SEE ENLARGED PLAN
13. EXISTING PLAY FIELDS
14. EXISTING CABIN CONVERTED TO STAFF HOUSING
15. EXISTING RETREAT BUILDING CONVERTED TO CHAPEL
16. PROPOSED DINING ROOM
17. PROPOSED EDUCATION CAMP - SEE ENLARGED PLAN
18. PROPOSED TENT CAMPING - SEE ENLARGED PLAN
19. PROPOSED MULTI-PURPOSE FACILITY - SEE ENLARGED PLAN
20. PROPOSED INDOOR MINI-THEATER - SEE ENLARGED PLAN
21. NOT USED
22. PROPOSED PRESENTATION AREA
23. PROPOSED RETREAT - SEE ENLARGED PLAN
24. PROPOSED GATE HOUSE
25. EXISTING LANDFILL TO BE REMOVED
26. PROPOSED ON-SITE 10" PRIVATE WATER LINE (TO REPLACE EXISTING ON-SITE 6" WATER LINE)
27. PROPOSED ROPE COURSE
28. PROPOSED 260,000 GALLON WATER TANK
29. EXISTING 10,000 GALLON WATER TANK
30. EXISTING 6" PRIVATE WATER LINE TO REMAIN
31. RELOCATED MAINTENANCE AREA
32. EXISTING MAINTENANCE FACILITY TO BE RELOCATED
33. VAN/BUS PARKING/PICK-UP/DROP-OFF
34. PROPOSED POOL AND BATHROOM/SHOWER
35. PROPOSED OVERFLOW PARKING (DECOMPOSED GRANITE)
36. EXISTING LEACH FIELD
37. PROPOSED LEACH FIELD
38. STAFF PARKING
39. EXISTING ACCESS GATE TO WILDWOOD RANCH
40. EXISTING TRAILER TO REMAIN
41. EXISTING CISTERN TO BE ABANDONED/FILLED
42. FIRE BUFFER ZONE, TYPICAL
43. EXISTING STAFF HOUSING TO REMAIN

PROJECT OVERVIEW

TOTAL PROJECT AREA: 518.0 ACRES
 DEVELOPABLE PROJECT AREA: 288.3 ACRES
 EXISTING BUILDING SQUARE FOOTAGE: 33,570 SF.
 PROPOSED BUILDING SQUARE FOOTAGE: 150,150 SF.
 TOTAL BUILDING SQUARE FOOTAGE: 224,320 SF.
 PARKING REQUIRED PER PARKING STUDY DATED 8/20/01: 188 SPACES
 PARKING PROVIDED: 188 SPACES
 OVERFLOW PARKING REQUIRED PER PARKING STUDY DATED 8/20/01: 111 SPACES
 OVERFLOW PARKING PROVIDED: 112 SPACES

- NEW PAVED 24' WIDE ROAD
- EXISTING ROADS TO BE PAVED WITHIN EXISTING ROADBED TO 24'-0"
- EXISTING ROAD TO BE PAVED TO 21'-0" WITHIN EXISTING ROADBED DUE TO ENVIRONMENTAL CONSTRAINTS
- EXISTING ROAD TO BE WIDENED 19'-0" WITHIN EXISTING ROADBED DUE TO ENVIRONMENTAL CONSTRAINTS
- EXISTING ROAD WIDTH TO REMAIN, ROAD TO BE PAVED.
- EXISTING ROAD WIDTH TO REMAIN, ROAD NOT TO BE PAVED.
- EXISTING CULVERT. ROAD WIDTH TO REMAIN AT 20'-0". ROAD TO BE PAVED.
- AREA NOT CURRENTLY DEVELOPED OR PROPOSED FOR DEVELOPMENT UNDER MUP P10-315 W2
- OPEN SPACE EASEMENT AREA



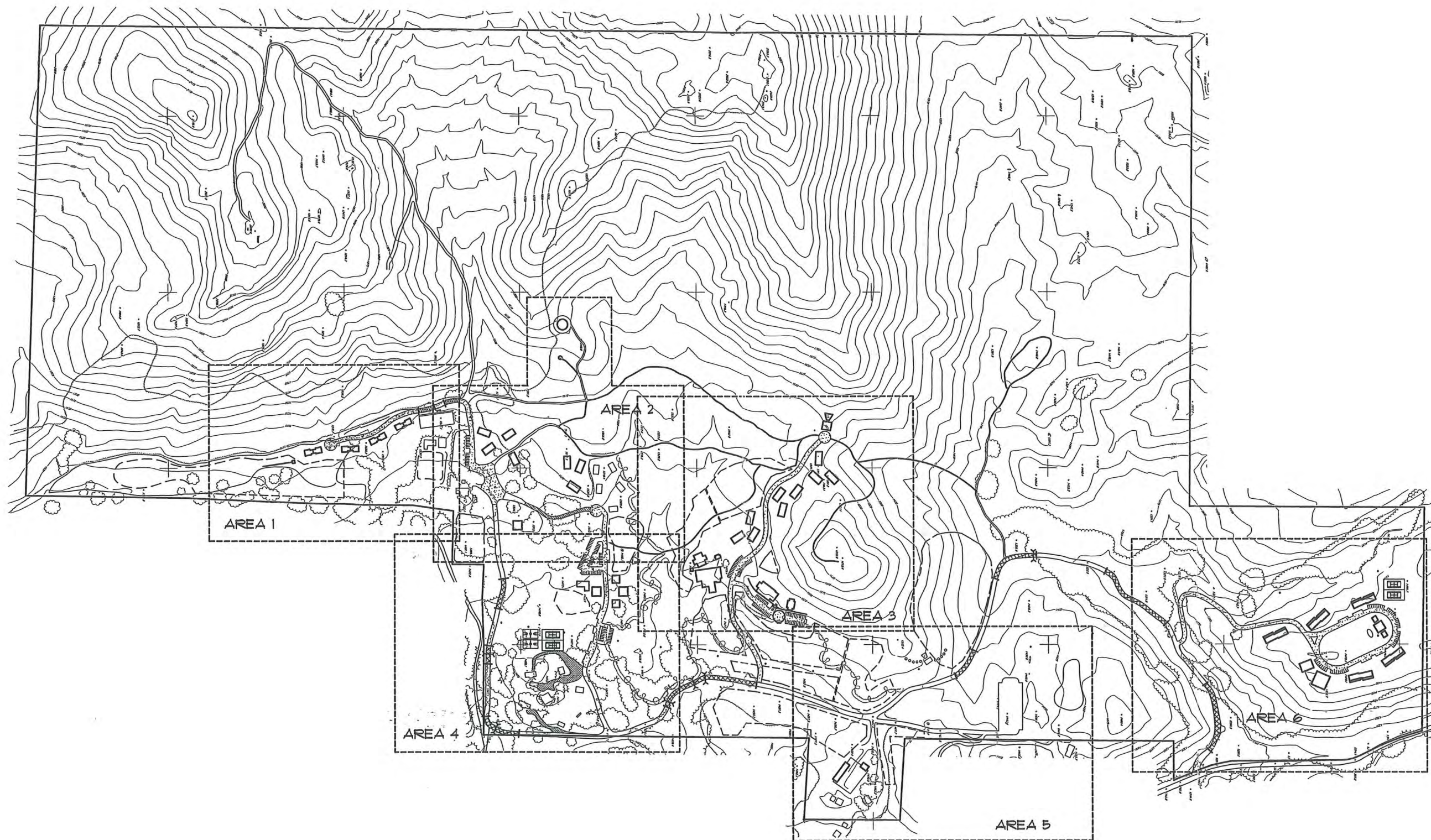
SOURCE: Matalon Architecture and Planning, 2009



Salvation Army Divisional Camp and Retreat

Proposed Site Plan

FIGURE
1-4



SOURCE: Matalon Architecture and Planning, 2009

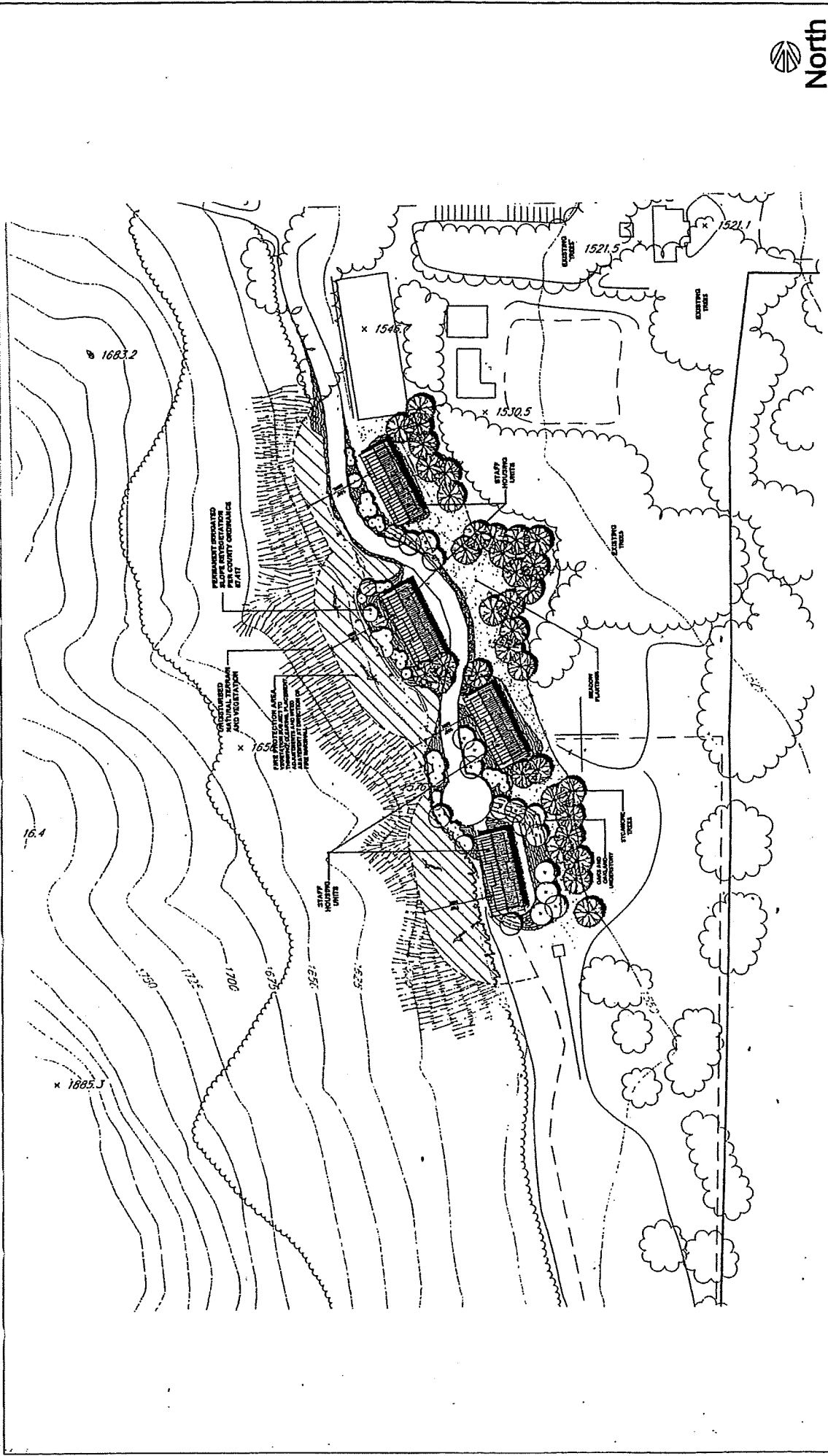
12/3/09



Salvation Army Divisional Camp and Retreat

Key to Enlarged Plans

FIGURE
1-5



North

Not to Scale

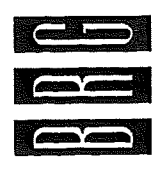
SOURCE: Matalon Architecture and Planning, 2002. 08/13/02

FIGURE

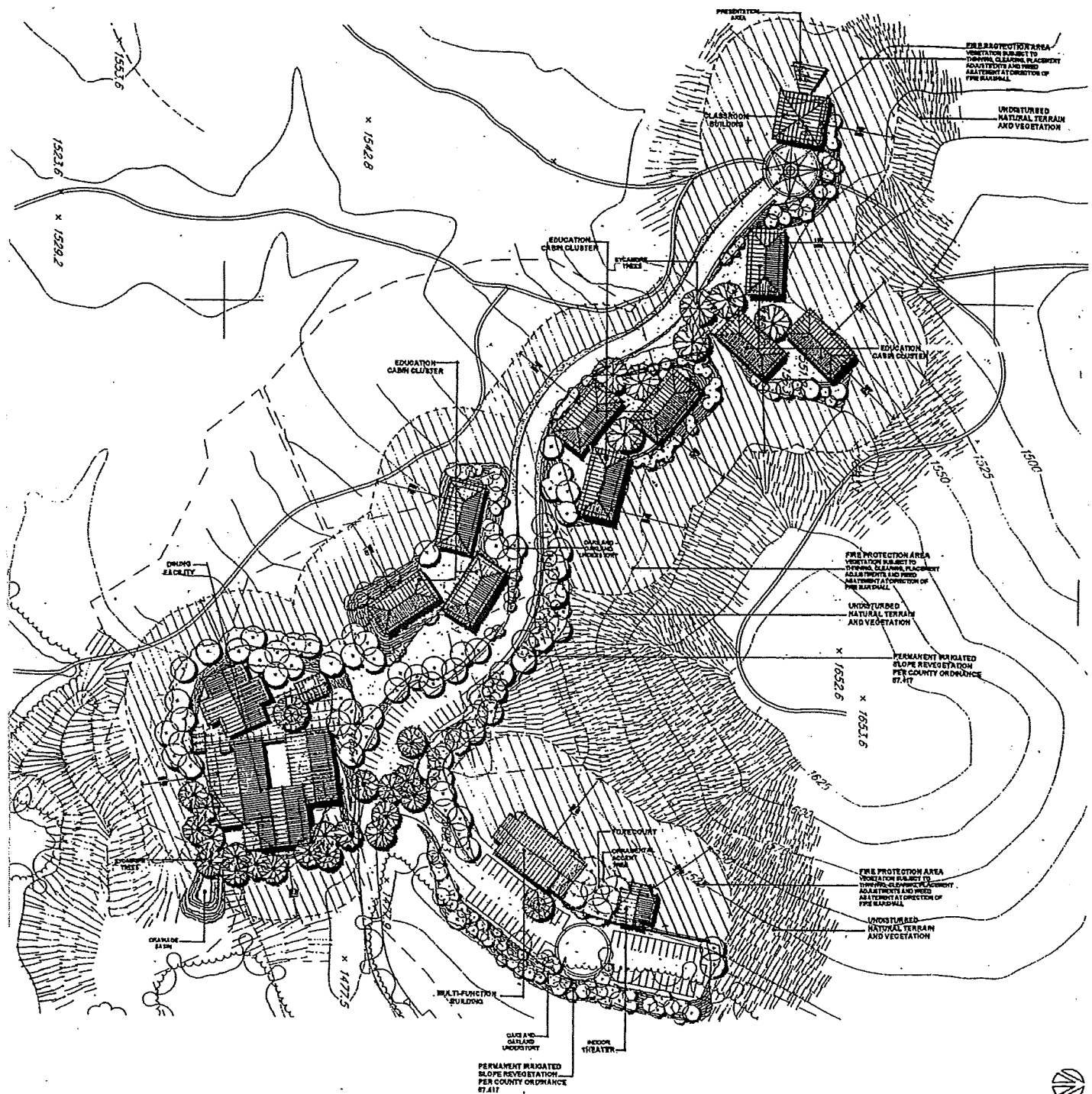
1-6

Salvation Army Divisional Camp and Retreat

Enlarged Planning Area One



BRG CONSULTING, INC.



Not to Scale

SOURCE: Matalon Architecture and Planning, 2002.



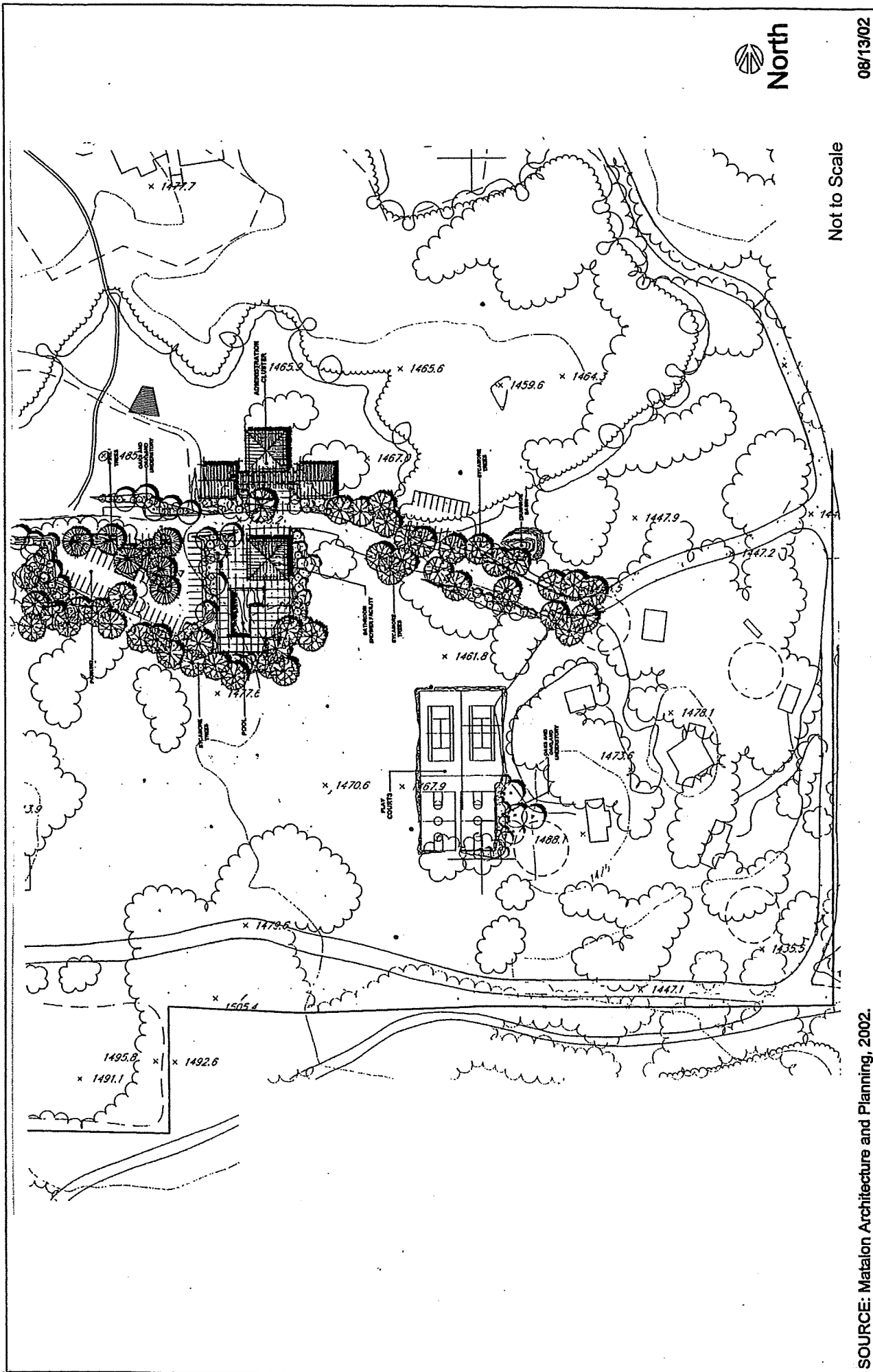
BRG CONSULTING, INC.

Salvation Army Divisonal Camp and Retreat

Enlarged Planning Area Three

FIGURE

1-8



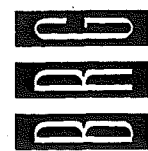
SOURCE: Matalon Architecture and Planning, 2002.

Salvation Army Divisional Camp and Retreat

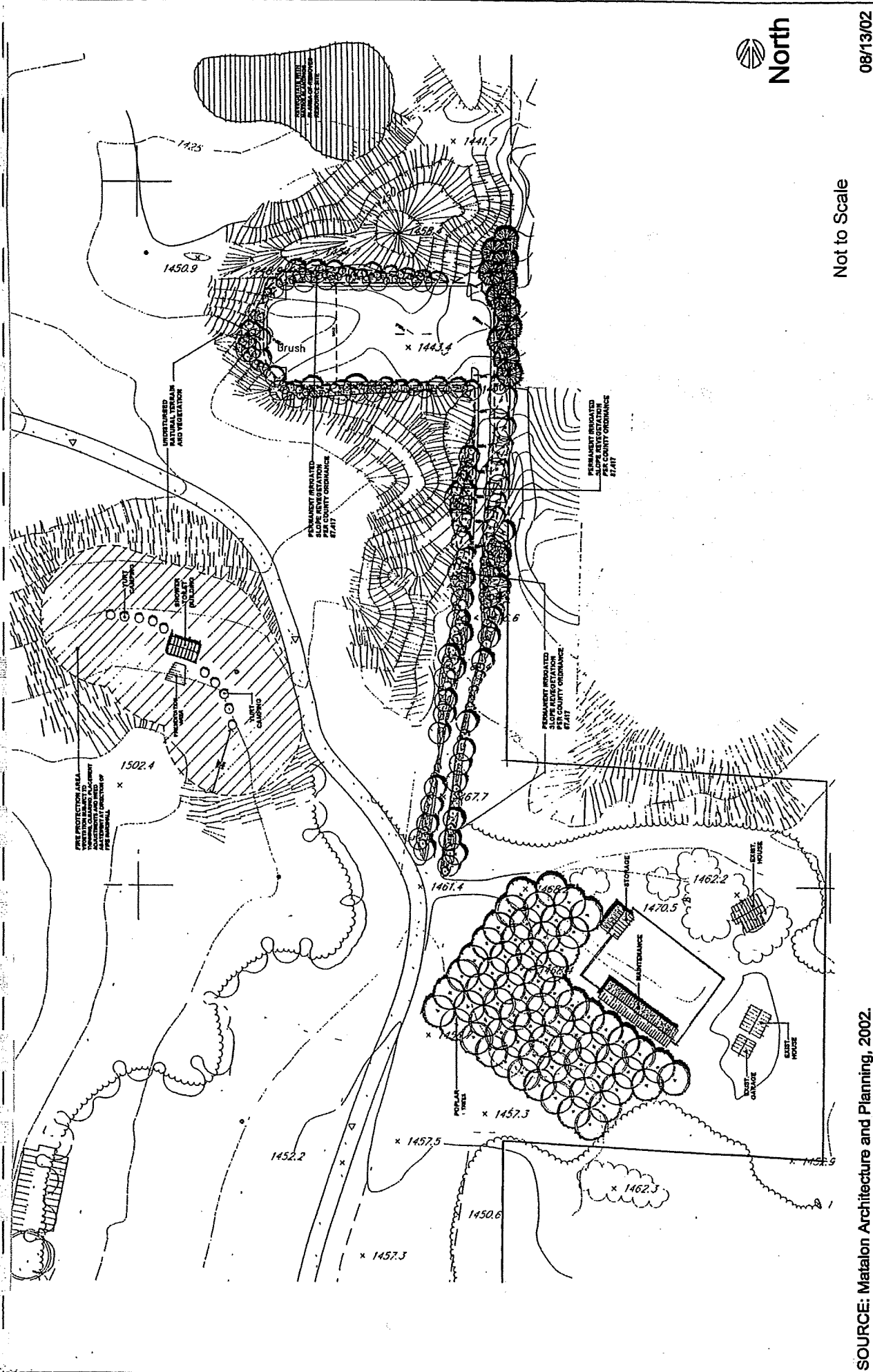
FIGURE

Enlarged Planning Area Four

1-9



BRG CONSULTING, INC.



Not to Scale

08/13/02


North

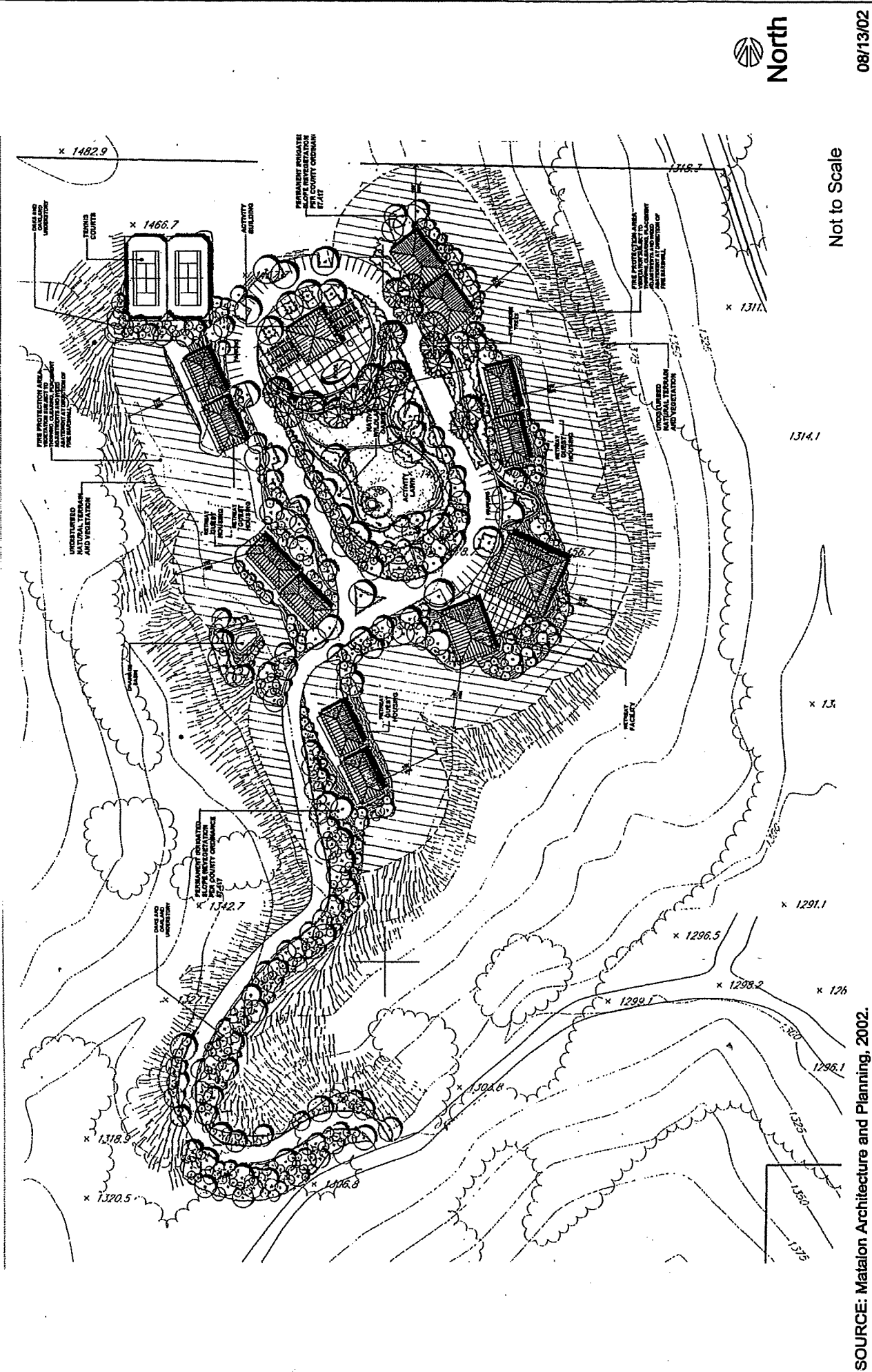
Salvation Army Divisional Camp and Retreat

FIGURE

Enlarged Planning Area Five

1-10

1-31



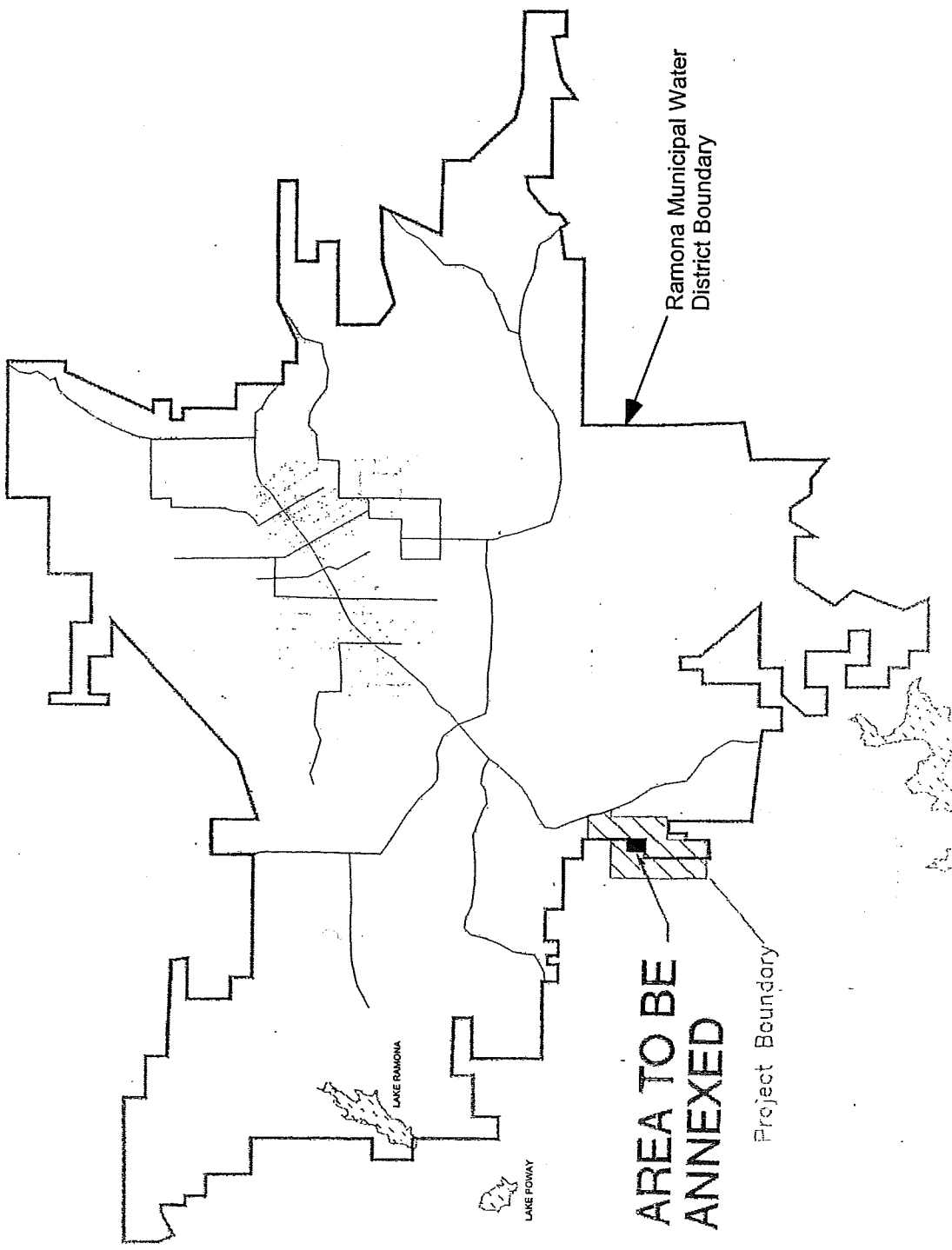
Salvation Army Divisional Camp and Retreat

Enlarged Planning Area Six

FIGURE

11

10.8 ACRES



Not to Scale

02/12/02

SOURCE: Nasland Engineering, 2002.

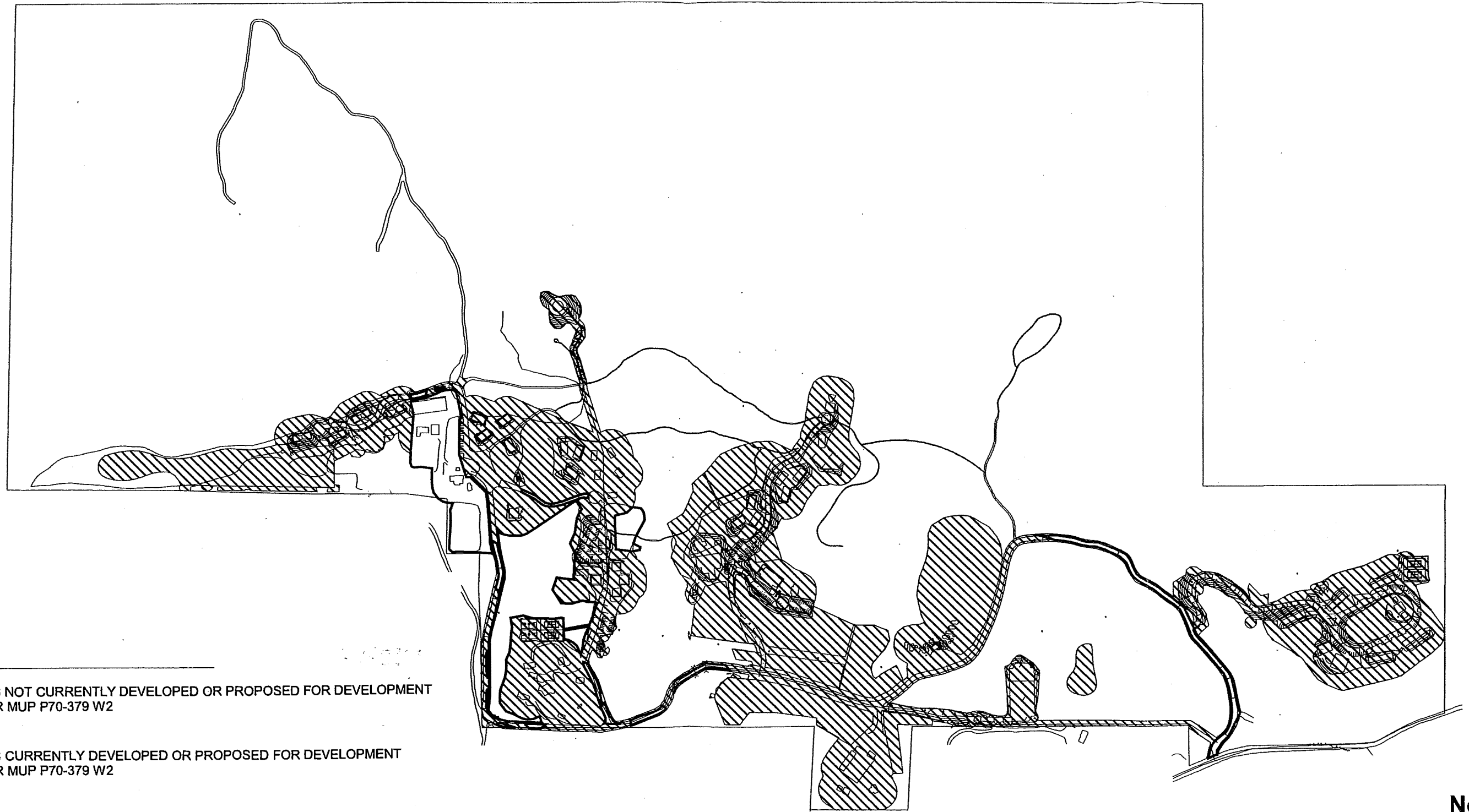


Salvation Army Divisional Camp and Retreat

Location of 10.8-Acre Project Site Area to be Annexed to the Ramona Water District

FIGURE

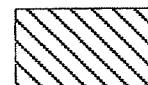
1-12



LEGEND



AREAS NOT CURRENTLY DEVELOPED OR PROPOSED FOR DEVELOPMENT
UNDER MUP P70-379 W2



AREAS CURRENTLY DEVELOPED OR PROPOSED FOR DEVELOPMENT
UNDER MUP P70-379 W2



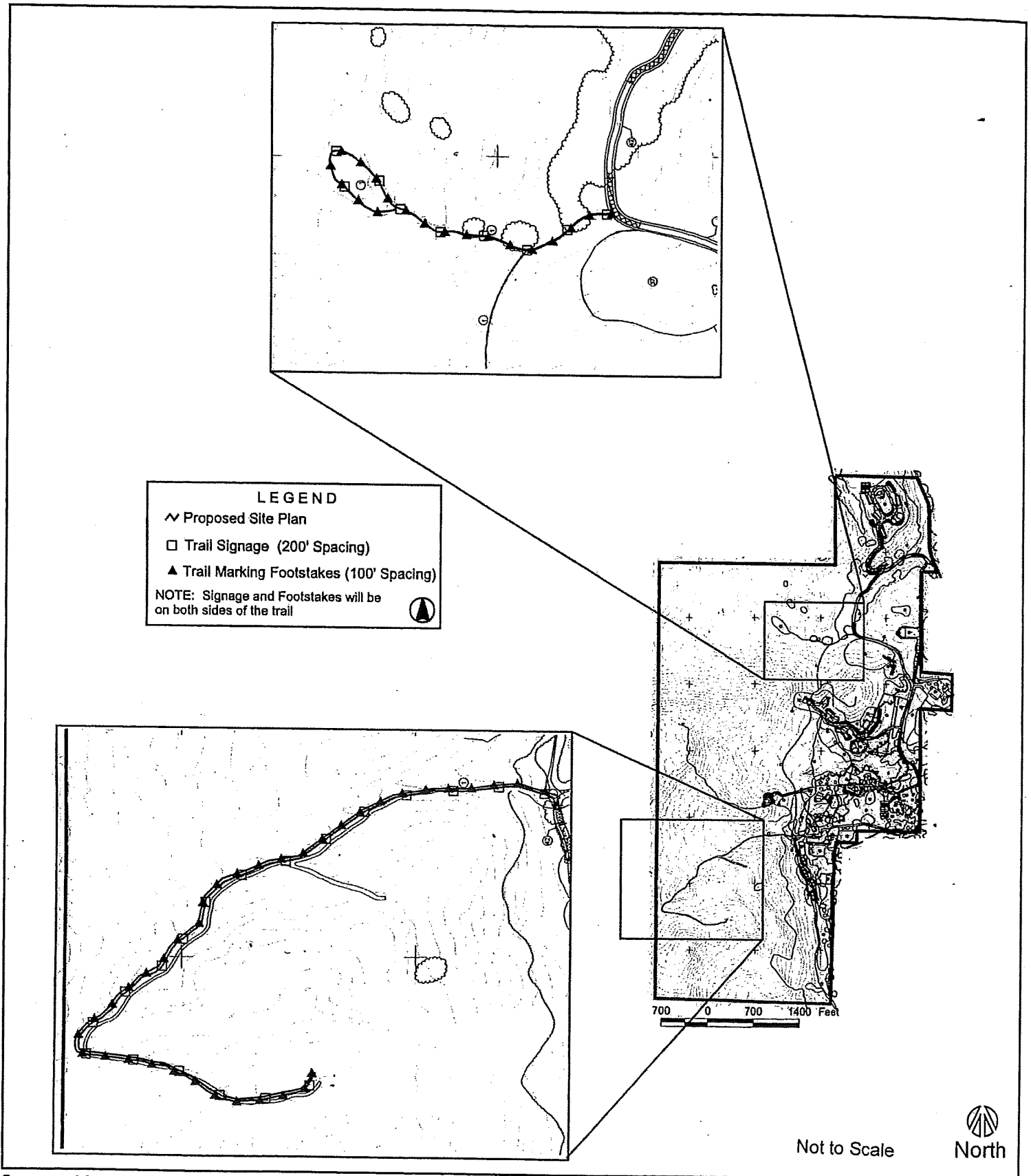
Not to Scale

SOURCE: Matalon Architecture and Planning, 2003

Salvation Army Divisional Camp and Retreat

Land Area to Remain Undeveloped Under The Proposed Project

FIGURE
1-13



Source: Merkel & Associates, Inc., 2003.

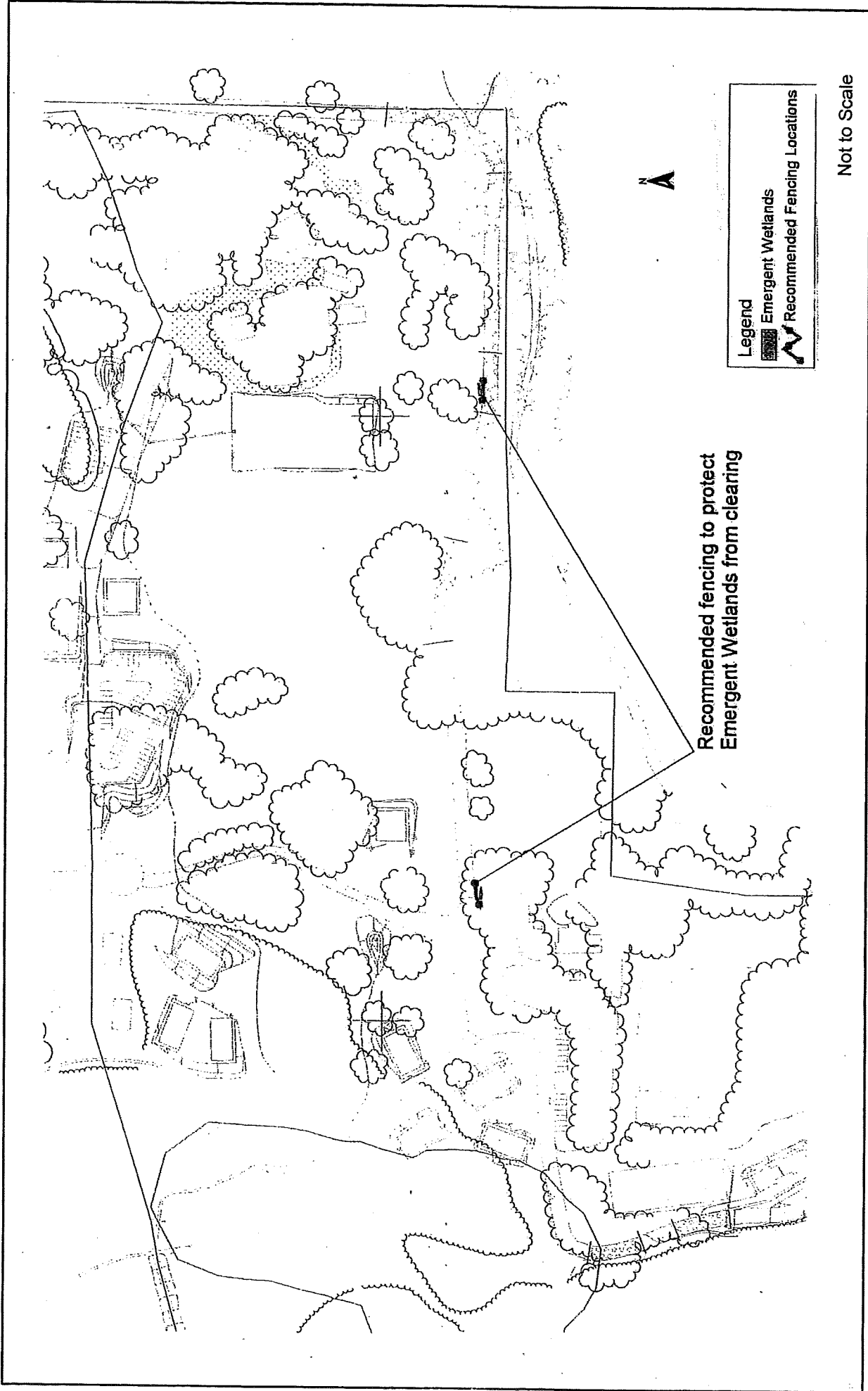
3/20/03



Salvation Army Divisional Camp and Retreat

Trail Signage and Foot Stake Locations

FIGURE
1-14



SOURCE: Merkel & Associates, Inc., 2002.

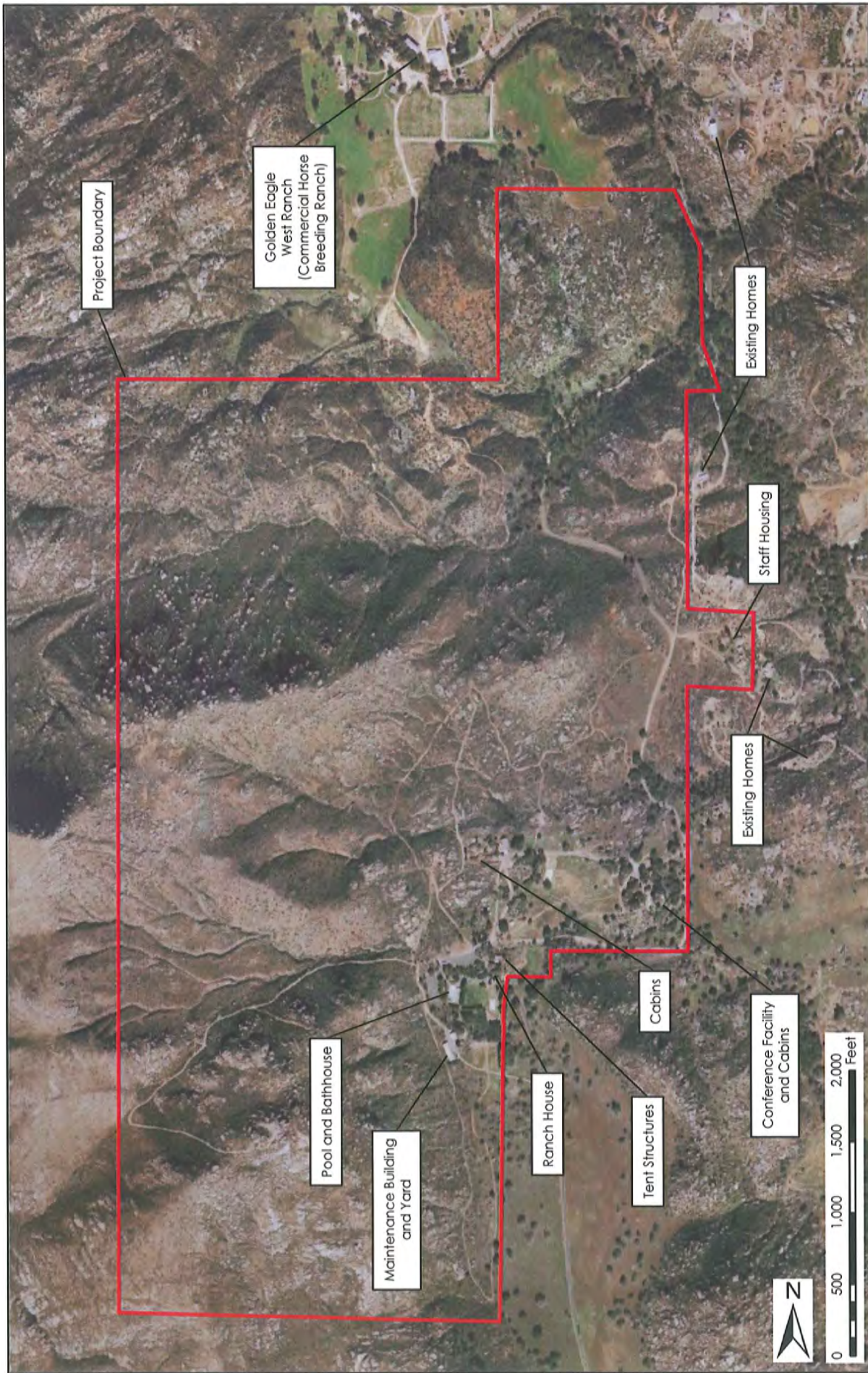
02/12/01

Salvation Army Divisional Camp and Retreat

FIGURE 1-15

Fencing Locations





1/5/10

SOURCE: ESRI, 2009; BRG Consulting, Inc., 2010

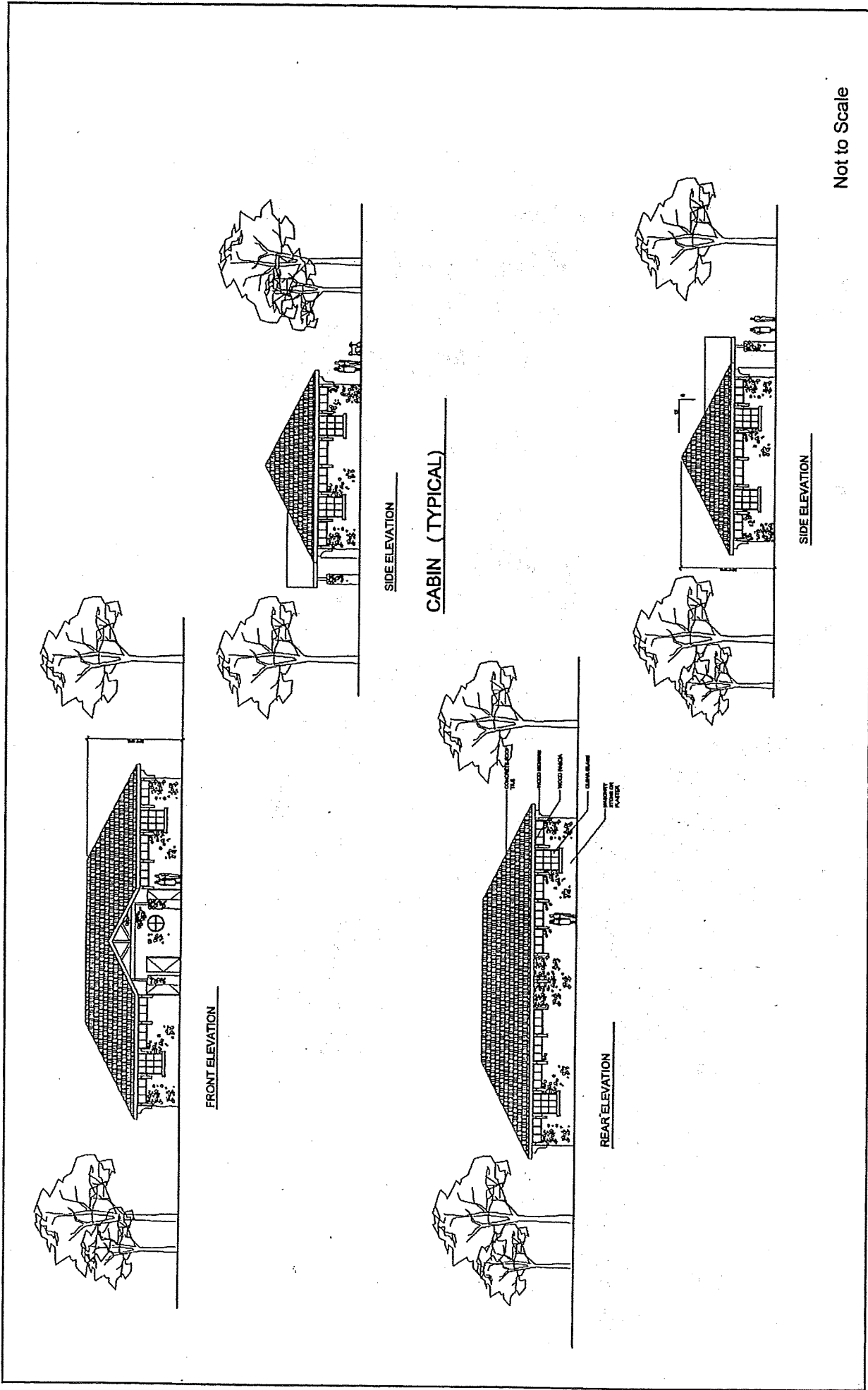
Salvation Army Division Camp and Retreat

Aerial View of Project Site

FIGURE

1-16





SOURCE: Matalon Architecture and Planning, 2002.



Salvation Army Divisional Camp and Retreat

2/11/02

**FIGURE
1-17**

Architectural Elevation of Proposed Cabins

TABLE 1-1
Project History

	May 1998 Community Review	Aug. 1998 1st Submittal	May 1999 2nd Submittal	June 2000 3rd Submittal	June 2001 4th Submittal	Feb. 2002 5th Submittal	Aug. 2002 6th Submittal	July 2003 County Counsel Submittal
Maximum Occupancy	1,000 People	820 People	789 People	789 People	778 People	748 People	748 People	748 People
Buildings	75 (±)	75 (±)	70 (±)	70 (±)	65 (±)	65 (±)	65 (±)	65 (±)
Water Supply	8" line in Mussey Grade	8" line in Mussey Grade	8" line in Mussey Grade	8" line in Mussey Grade	250,000 gallon on-site water storage tank	250,000 gallon on-site water storage tank	260,000 gallon on-site water storage tank	260,000 gallon on-site water storage tank
Waste Handling	Septic	Septic	Pack Bed Filter System	Pack Bed Filter System	Septic	Septic	Septic	Septic
Remote Camping	Improvements to Existing + 2 Additional	Improvements to Existing + 2 Additional	Improvements to Existing + 2 Additional	Improvements to Existing + 2 Additional	Improvements to Existing	None	None	None
R.V.'s	35 Vehicles w/Hookups Shower Bldg.	35 Vehicles w/Hookups Shower Bldg.	15 Vehicles No Hookups No Shower Bldg.	15 Vehicles No Hookups No Shower Bldg.	15 Vehicles No Hookups No Shower Bldg.	None	None	None
Application	None	MUP Modification (Mit. Neg. Dec.)	MUP Modification (Mit. Neg. Dec.)	MUP Modification (EIR/Specific Plan)	MUP Modification (EIR/Specific Plan)	MUP Modification (EIR/Specific Plan)	MUP Modification (EIR/Specific Plan)	MUP Modification (EIR)

Source: Salvation Army, 2002 and BRG Consulting, Inc., 2003.

TABLE 1-2
Proposed Facilities

Facility	Number of Structures		
	Preferred Project	Alternative I	Alternative II
<u>Cabin Camp</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>Tent Camp</u>	<u>10</u>	<u>0</u>	<u>0</u>
<u>Education Camp</u>	<u>10</u>	<u>10</u>	<u>7</u>
<u>Staff Housing and Chapel</u>	<u>11</u>	<u>11</u>	<u>11</u>
<u>Maintenance Facilities</u>	<u>2</u>	<u>2</u>	<u>2</u>
<u>Support Facilities</u>	<u>9</u>	<u>9</u>	<u>9</u>
<u>Retreat Facility</u>	<u>10</u>	<u>9</u>	<u>8</u>
<u>Recreation Facilities</u>	<u>1</u>	<u>1</u>	<u>1</u>
Total Number of Buildings	65	54	50
*Total Building Square Footage	224,320	207,620	188,870
Maximum Occupancy	748	615	513[kb1]

Note: * All numbers are approximations